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## **299 DOLORES STREET**

### *Draft Environmental Impact Report*

97.823E

Draft EIR Publication Date: April 11, 1998

Draft EIR Public Hearing Date: May 14, 1998

Draft Public Comment Period: April 11 to May 14, 1998

*Written comments should be sent to:*

The Environmental Review Officer  
San Francisco Planning Department  
1660 Mission Street  
San Francisco, CA 94103

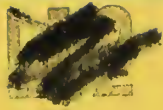
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DATE: April 11, 1998

TO: Distribution List for the 299 Dolores Street Project Draft EIR

FROM: Hillary Gitelman, Environmental Review Officer

SUBJECT: Request for the Final Environmental Impact Report for the  
299 Dolores Street Project (Case No. 97.823E)

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This is the Draft of the Environmental Impact Report (EIR) for the 299 Dolores Street Project. A public hearing will be held on the adequacy and accuracy of this document. After the public hearing, our office will prepare and publish a document titled "Summary of Comments and Responses" which will contain a summary of all relevant comments on this Draft EIR and our responses to those comments; it may also specify changes to this Draft EIR. Public agencies and members of the public who testify at the hearing on the Draft EIR will automatically receive a copy of the Comments and Responses document, along with notice of the date reserved for certification; others may receive such copies and notice on request or by visiting our office. This Draft EIR together with the Summary of Comments and Responses document will be considered by the City Planning Commission in an advertised public meeting and certified as a Final EIR if deemed adequate.

After certification, we will modify the Draft EIR as specified by the Comments and Responses document and print both documents in a single publication called the Final Environmental Impact Report. The Final EIR will add no new information to the combination of the two documents except to reproduce the certification resolution. It will simply provide the information in one rather than two documents. Therefore, if you receive a copy of the Comments and Responses document in addition to this copy of the Draft EIR, you will technically have a copy of the Final EIR.

We are aware that many people who receive the Draft EIR and Summary of Comments and Responses have no interest in receiving virtually the same information after the EIR has been certified. To avoid expending money and paper needlessly, we would like to send copies of the Final EIR to private individuals only if they request them. If you would like a copy of the Final EIR, therefore, please fill out and mail the postcard provided inside the back cover to the Major Environmental Analysis Office of the Planning Department within two weeks after certification of the EIR. Any private party not requesting a Final EIR by that time will not be mailed a copy.

Thank you for your interest in this project.



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San Francisco Planning Department

## **299 DOLORES STREET**

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299 Dolores Street :  
draft environmental  
1998.

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**299 DOLORES STREET  
DRAFT ENVIRONMENTAL IMPACT REPORT**

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## I. SUMMARY

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### A. PROJECT DESCRIPTION (pages 9-18)

The project would demolish a three-story building containing about 11,760 square feet on a large L-shaped lot with frontage on both Dolores and 16th Streets. A new, two-story, approximately 10,850-sq.-ft. building would be constructed on the same part of the site. The building to be demolished was designed by Willis Polk and Company, rated “2” on the San Francisco Planning Department 1976 Architectural Survey, and was determined to appear eligible for listing on the National Register of Historic Places. The building was used for child care from around 1912, until the Loma Prieta earthquake in 1989. Child care activities were then transferred from this unreinforced masonry building to other buildings on site, including a 7,000-sq.-ft. building constructed in 1984, which would remain and continue to provide classrooms and other facilities for child care activities, and two, one-story, 960-sq.-ft. temporary buildings (containing one classroom, a staff room and administrative offices), which would be removed after project construction. The 1911 building currently provides storage space for the Holy Family Day Home and occasional meeting space for adults. The new building would continue the child care use, adding about 50 children to the approximately 100 existing children, for a total of 150 children. The building would contain four classrooms, ancillary administrative offices, a new computer lab, a new multi-purpose room, a new toy library, and a new conference/staff room. The existing building has two classrooms and the new building would have four. The site served 150 children prior to 1989, and currently serves 100 children; the site’s existing Conditional Use permitted 150 children. The new building would enable the site to service 150 children, with approval of an amendment to the existing Conditional Use authorization.

The project would demolish the existing three-story building and remove the two one-story temporary buildings and construct a two-story, 30-foot-tall building containing classroom and ancillary office space. The new building would cover approximately 20 percent of the lot. The existing one off-street loading space would continue to be provided on the 16th Street side of the project site.

The existing three-story structure, to be demolished, is constructed of unreinforced masonry (brick). The new building would be a wood-frame structure. Exterior materials would include a

combination of wood siding and stucco. As currently proposed, the building would have a main entrance on Dolores Street.

## **B. AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED**

This environmental impact report, for the Holy Family Day Home at 299 Dolores Street, focuses on the issues of cultural resources, specifically historic architectural resources and archaeological resources. The historic architectural resource issue relates to the proposed project's effects on the 1911 building, to be demolished, which has been determined to appear eligible for listing on the National Register of Historic Places. The archaeological resource issue is focused on the potential for subsurface resources to be discovered at the project site during construction activities. All other potential environmental effects were found to be at a less-than-significant level or to be mitigated to a level of less-than-significance with mitigation measures agreed to by the project sponsor. Please see the Initial Study, included in this document as Appendix A, for analysis of issues other than cultural resources.

The primary area of controversy associated with the proposed project is whether the 1911 building should be demolished, or whether it should be seismically upgraded and retained. The project sponsor believes that remodeling the existing building, including upgrading to meet the seismic safety requirements of applicable building code standards, would prove economically infeasible. On the other hand, some may feel that the building proposed for demolition should be preserved because it appears eligible for listing on the National Register of Historic Places.

While economic issues such as the cost of remodeling and retrofitting the existing buildings are not environmental concerns, the EIR does discuss possible rehabilitation of the 1911 building in Chapter VII, Alternatives, p. 35. The City Planning Commission (or Board of Supervisors on appeal) will decide whether to approve or disapprove the proposed project after review and certification of the EIR. In selecting or rejecting project alternatives, decision makers may also make use of other information in the public record, such as cost estimates associated with remodeling/seismically upgrading of the building.

Some concern was expressed by a neighboring development about construction and operational noise of the project. Project noise was determined not to be a potentially significant environmental impact. (Please see the Initial Study, p. A.15, for a discussion of noise impacts of the project.) While noise from children associated with the Holy Family Day Home could be noticeable and annoying to neighbors, noise levels would not be above levels that are common

and accepted in urban areas. As noted in the Initial Study, the project would not cause a doubling of traffic volumes necessary to cause a noticeable increase in noise from traffic. As a continuation of use of the Holy Family Day Home, the proposed increase in the number of students (about 50) would not cause significant change in noise levels compared to existing conditions.

## **C. MAIN ENVIRONMENTAL EFFECTS**

### **CULTURAL RESOURCES**

#### **Historic Architectural Resources** (page 27)

The project proposes demolition of the existing 1911 building on the project site and construction of a new two-story building. Demolition would eliminate a building that has been determined to appear eligible for listing on the National Register of Historic Places by the State Historic Preservation Officer. Per §21084.1 of the CEQA Statutes, the demolition of this historic architectural resource would be an unavoidable significant adverse effect of the project. The construction of the new two-story building would not directly affect the architectural integrity of nearby City Landmarks. The new building would produce a different architectural effect at the corner of Dolores and 16th Streets compared to existing conditions, replacing the three-story building with a two-story building of a more contemporary style.

#### **Archaeological Resources** (pages 28-29)

Earthmoving activities, including excavation of a maximum of about two feet of soil, associated with the proposed project could result in the discovery of archaeological resources at the project site. Such resources would be expected to be associated with the activities at the nearby Mission Dolores. If important archaeological resources were encountered and affected by the project, this would be a significant impact.

## **D. MITIGATION MEASURES** (pages 30-31)

### **MEASURES PROPOSED AS PART OF THE PROJECT**

As described in the attached Initial Study (Appendix A), the proposed project has the potential to temporarily affect local air quality during demolition and construction-related activities. As a result, the project sponsor has agreed to implement the following mitigation measure:



- The project sponsor would require the contractor(s) to sprinkle demolition sites with water during demolition, earthmoving and construction activities; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during demolition and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose.

This measure also would reduce potential non-significant demolition impacts related to lead paint/lead dust.

The project sponsor has agreed to implement the following measures, which would reduce but not eliminate significant adverse effects on the historic architectural resource.

- Prior to demolition of the 1911 building on the project site, the project sponsor would employ an architectural historian to document the building and its history in greater detail than has been done to date. The project sponsor would submit that documentation, along with modified-format Historic American Buildings Survey drawings of the buildings, to the History Room of the San Francisco Main Library and the Planning Department's Preservation Coordinator, Landmarks Preservation Advisory Board.
- To promote understanding of the 1911 building, the project sponsor would install on or near the replacement structure a plaque and/or other monument memorializing the 1911 building to be demolished. A plaque would be mounted on the front of the new building to provide pedestrians with both a photographic image of the demolished building and information about the history of the building. Design and placement of any plaque or monument would be reviewed and approved by staff of the Landmarks Preservation Advisory Board.

The project sponsor has agreed to implement the following measure, which would reduce potentially significant adverse archaeological resource effects of the Holy Family Day Home project to a level of insignificance.

- Given the strong possibility of encountering the remains of archaeological resources within the project site, the sponsor would retain the services of an archaeologist. An archaeological monitor would be present during final stages of demolition to observe the removal of the footings, and floor of the "basement" of the existing structure.

As required by this measure, an archaeological monitoring program would include the following components:

- (1) The monitor would record observations in a permanent log.

- (2) The monitoring program by the archaeologist would be designed to sufficiently permit identification of significant cultural resources and recovery of cultural materials.
- (3) This monitoring program and recovery program would result in a written report to be submitted to the Environmental Review Officer (ERO), the California Historical Resources Information System, Northwest Information Center, and the project sponsor.
- (4) The project archaeologist would be authorized to require cessation of any ground disturbing activities as required by the needs of an adequate monitoring or data recovery program

To avoid potential adverse effects to this archaeologically sensitive site in the short- or long-term from activities related to the proposed project or activities that would be potentially opportuned by demolition of the existing building, an archaeological testing program would be implemented following demolition. Following demolition and prior to commencement of subsequent construction of the new building, the project archaeologist would undertake a program of archaeological testing within the area enclosed by the perimeter of the existing building proposed for demolition to determine the likelihood of archaeological resources within the project site. The program would be supervised by the project archaeologist using a series of mechanical, exploratory borings or other testing methods determined by the archaeologist to be appropriate. At the completion of the archaeological testing program, the archaeologist would submit a written report first and directly to the ERO, with a copy to the project sponsor, which describes the findings, assesses their significance and proposes appropriate recommendations for any additional procedures necessary for the mitigation of adverse impacts to cultural resources determined to be significant.

Should prehistoric or historic cultural resources be found during monitoring of building demolition, archaeological testing or construction related excavation, then the archaeologist would assess the significance of the find, and immediately report to the ERO and the President of the Landmarks Preservation Advisory Board (LPAB). The project archaeologist and the LPAB would advise the ERO who would then recommend specific mitigation measures, if necessary. Demolition, excavation, or construction activities which might adversely impact the discovered cultural resources would be suspended until mitigative measures can be formulated and implemented.

Excavation or construction activities which might damage discovered cultural resources would be suspended for a total maximum of four weeks over the course of construction to permit inspection, recommendation and retrieval, if appropriate.

If cultural resources of potential significance are discovered, an appropriate security program would be implemented to prevent looting and destruction. Any discovered cultural material assessed as significant by the archaeologist upon concurrence by the ERO and the President of the LPAB, would be placed in an appropriate curatorial and research repository.

Copies of the draft reports prepared according to these mitigation measures would be sent first and directly to the ERO and to the President of the Landmarks Preservation Advisory Board for review. Following approval of the report by the ERO, a final report is to be sent to the California Historical Resources Information System, Northwest Information Center. The Office of Major Environmental Analysis shall receive three final copies of the final archaeological findings report.

#### **E. ALTERNATIVES TO THE PROPOSED PROJECT** (pages 35-38)

Three alternatives to the proposed project are discussed in this Draft EIR. In addition, the project sponsor considered and rejected two other alternatives, discussed below.

##### **ALTERNATIVE A: NO PROJECT**

This alternative would entail no change to the site, which would remain in its existing condition, with the two permanent structures, parking space, and child care-related open space; the two temporary structures would be removed in compliance with a Fire Department order. No demolition would occur. According to the project sponsor, this alternative would serve 60 children, compared to 150 with the project. If the No Project Alternative were implemented, historic architectural and archaeological impacts of the project as proposed would not occur. However, no project is not feasible in the long term because the City's Unreinforced Masonry Building Ordinance requires that the 1911 building be seismically upgraded or demolished.

This alternative would preserve the option to develop the project site in the future with a larger or smaller development.

##### **ALTERNATIVE B: SEISMIC UPGRADE AND ARCHITECTURAL REHABILITATION OF THE EXISTING BUILDING**

Under this alternative, the existing 1911 building on the project site would be rehabilitated and seismically upgraded in accordance with the requirements of applicable building code standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties. The building would be used for child care activities, as with the proposed project. The two portable buildings would be removed from the project site, as with the proposed project.

This alternative would avoid demolition of the existing 1911 building and therefore impacts on this historic architectural resource and archaeological impacts associated with excavation would not occur. Effects related to the intensity of development and described in the Initial Study included in Appendix A (population, transportation, operational noise and air quality emissions,



and demand for public utilities/services and energy) would be slightly less than that described for the proposed project since the number of children accommodated under this alternative would be less than the 150 children accommodated under the proposed project due to the configuration of the 1911 building and because licensing requirements do not permit child care above the second floor. Effects on construction-related noise and air quality could be less than with the project, because there would be less demolition and construction activities would primarily be interior work. The visual impact would be different since the 1911 building would be retained compared to the project, which would demolish the 1911 building and replace it with a contemporary building of a different architectural style. Effects related to land use, water, remediation of hazardous materials, and biology would be comparable to those of the proposed project. Regarding geology and seismicity, this alternative would seismically strengthen the 1911 building in compliance with the City UMB Ordinance. This alternative would result in slightly greater total floor area than would the project. However, this alternative would not meet the project sponsor's objective of providing modern child care spaces at the project site to serve its clients (e.g., isolation room, computer lab, space for play therapy, a toy library, space for parent education, offices, a cooking area, etc.). The project sponsor does not believe that the seismic upgrade of the 1911 building would provide adequate safety for children at the Holy Family Day Home, compared to a new building.

#### ALTERNATIVE C: SEISMIC UPGRADE, AND ARCHITECTURAL REHABILITATION AND NEW CONSTRUCTION

Under this alternative, the existing 1911 building on the project site would be rehabilitated and seismically upgraded in accordance with the requirements of applicable building code standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties. The two portable buildings would be removed from the project site and a single new structure would be built to the east of the 1911 building. The three buildings on the project site (i.e., the 1911 building, the 1984 building, and the new building) would be used for child care activities, as with the proposed project.

Like Alternative B, this alternative would avoid demolition of the existing 1911 building. The archaeological impacts of this alternative would be similar to that described for the project since some excavation likely would be required for the new building. Effects related to the persons at the site and described in the Initial Study included as Appendix A (i.e., land use, population, transportation, operational noise and air quality emissions, and demand for public utilities/services and energy) would be similar to those of the proposed project. Effects



associated with construction-related activities (i.e., biology, noise, air quality, water, and hazards) would also be similar since new construction also would occur under this alternative. The visual impact would be different since the 1911 building would be retained, compared to the project which would demolish the 1911 building and replace it with a contemporary building of a different architectural style. Regarding geology and seismicity, this alternative would seismically strengthen the 1911 building in compliance with the City UMB Ordinance. While this alternative would physically accommodate 150 children at the project site, the amount of open space for playgrounds would not be sufficient and would not meet State requirements, according to the project sponsor. In addition, the project sponsor believes that the cost for both seismically upgrading the 1911 building and constructing a new building would be prohibitive. '

#### ADDITIONAL ALTERNATIVES CONSIDERED AND REJECTED BY THE PROJECT SPONSOR

In developing the project, the Day Home Building Committee (the "Committee") met with the director and staff of the Foundation for San Francisco's Architectural Heritage ("Heritage") to explore ideas for saving the 1911 building. The Committee worked with Heritage on options that might both save the 1911 building and meet the Committee's goals with respect to child care. The following two alternatives were considered:

- 1) Demolish only the north side of the 1911 building to save the most prominent portion of the 1911 building, and construct in its place a narrow three-story facility extending further toward the back of the property into the playground, with sale of the remaining portion of the 1911 building.
- 2) Trade or sell the 1911 building in its current condition assuming an alternative site could be found for the Committee to relocate some of its child care activities.

These alternatives were rejected because no purchase or property exchange could be arranged for the 1911 building.

## II. PROJECT DESCRIPTION

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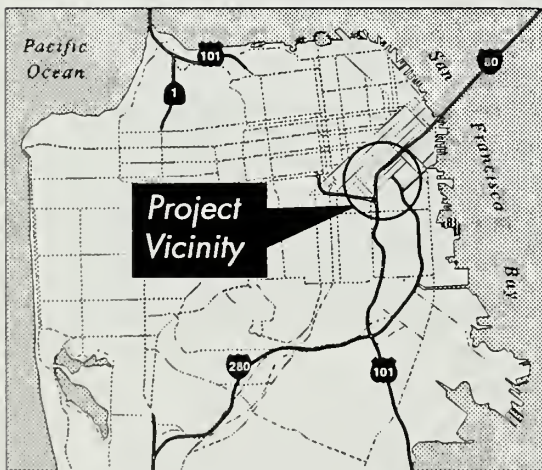
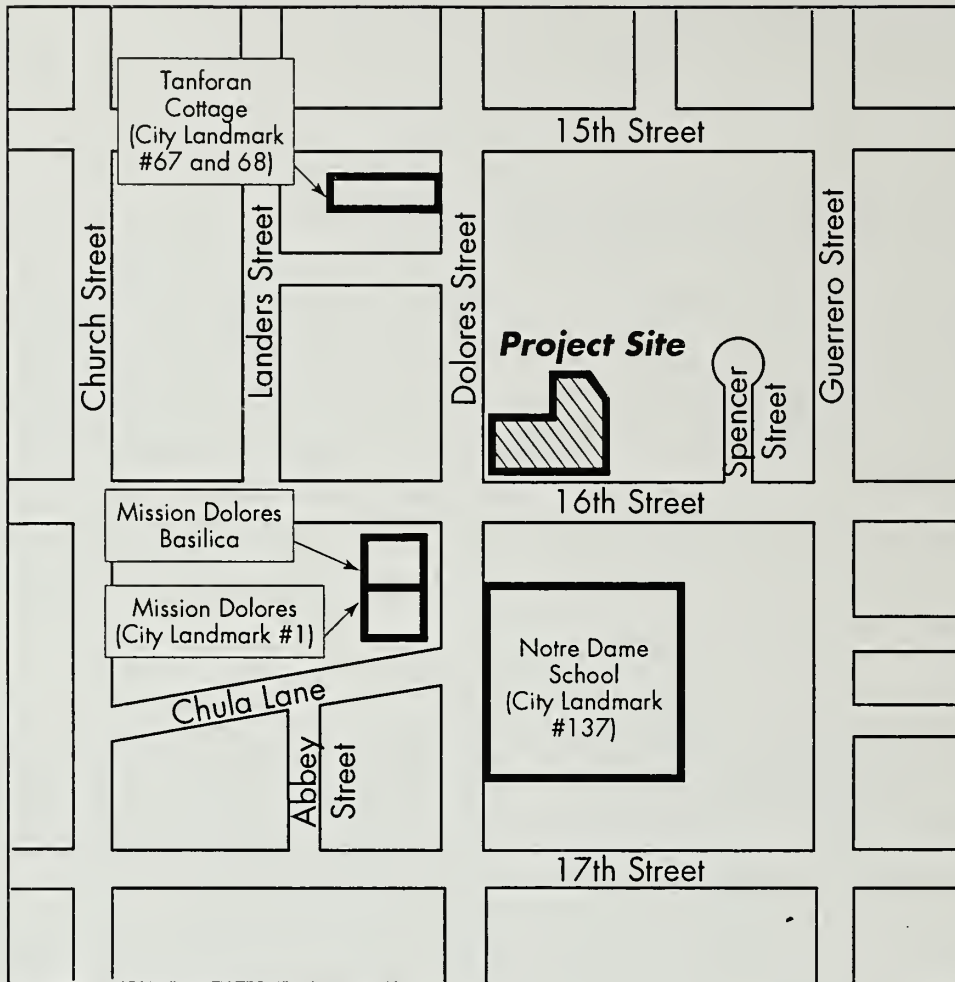
### A. SITE LOCATION AND PROJECT CHARACTERISTICS

The project site is at 299 Dolores Street in San Francisco, on the northeast corner of Dolores and 16th Streets. The surrounding area reflects the land use and street layout of the original mission complex established here. Diagonally across the intersection is Mission Dolores Basilica, Mission Dolores and the adjacent walled cemetery (City Landmark No. 1). In the block south of the project site is the Sisters of Notre Dame School building (City Landmark No. 137), which has been renovated and converted to residential use; further south is St. Matthew's Lutheran Church. To the northwest in the project vicinity are the 1850s Tanforan Cottages (City Landmark No. 67 and No. 68) (see Figure 1).

The approximately 27,936-square-foot site consists of Lot 25 of Assessor's Block 3556, and is occupied by one three-story structure (11,760 sq. ft.), one one-story structure (7,000 sq. ft.), and two one-story temporary buildings (960 sq. ft. each) for 20,680 sq. ft. of space altogether. The project would add a new 10,850-sq.-ft. building and eliminate the 11,760-sq.-ft. building and 1,920 sq. ft. of temporary space resulting in a total of 17,850 sq. ft. of space at the project site (see Figure 2 on p. 11). Thus, the project would result in a reduction of 2,830 sq. ft. of space at the project site.

The project would demolish the existing three-story, approximately 38-foot-tall building and remove the two one-story temporary buildings and construct a two-story, 30-foot-tall building containing classroom and ancillary office space at the location of the demolished building (see Figures 3, 4, and 5 on pp. 12, 13, and 14, respectively). The new building would cover approximately 20 percent of the lot. The existing one off-street loading space would continue to be provided on the 16th Street side of the project site.

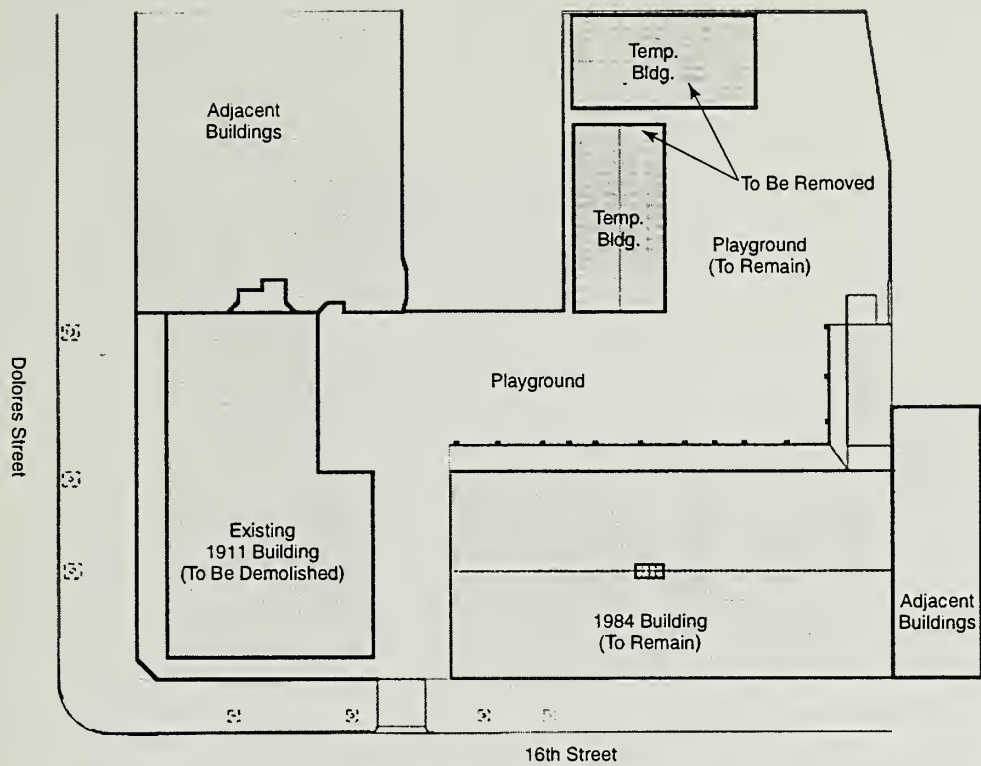
The existing three-story structure on the project site is constructed of unreinforced masonry (brick) clad in stucco. This building actually is a two-story structure over a raised "basement" (also referred to as a "piano nobile"). The "basement" is a substructure at ground level with the first floor raised above it. The building was used as a child care facility for children up to the age of seven until the Loma Prieta earthquake of 1989. Due to a concern by the sponsor about earthquake-related damage, the unreinforced brick building has not been used for child care



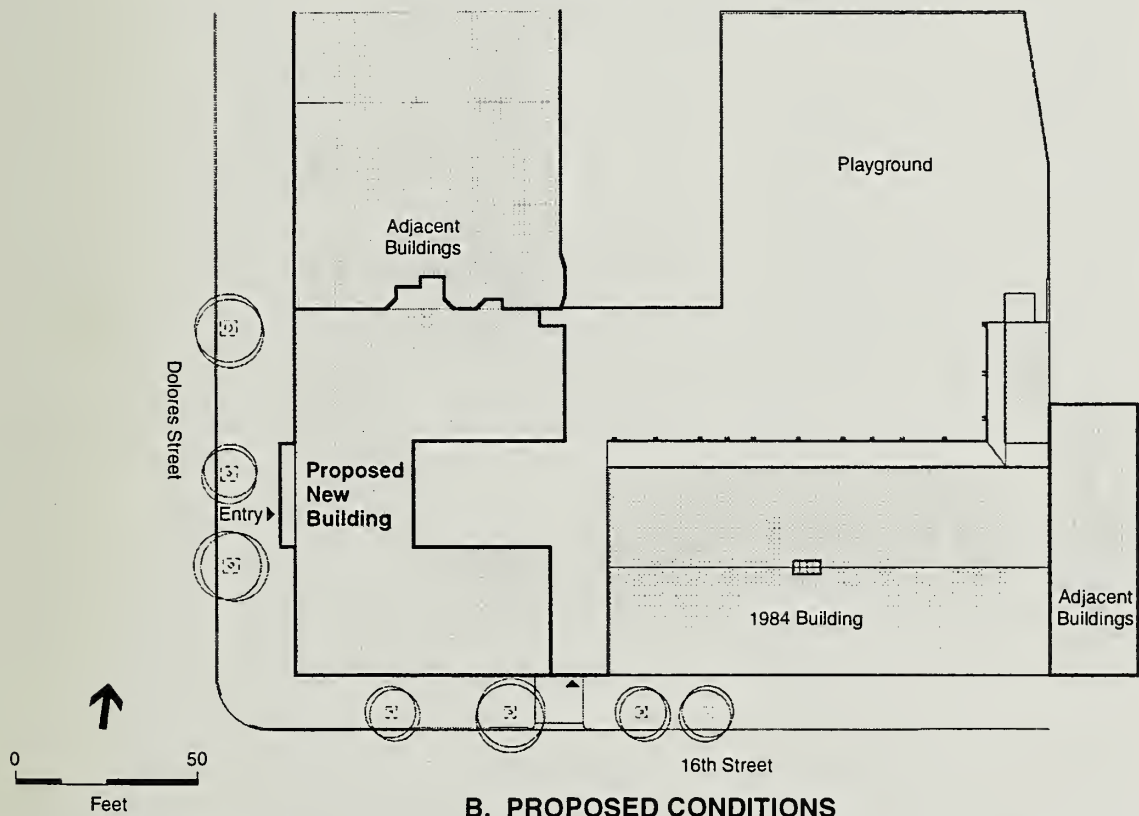
SOURCE: Environmental Science Associates

Case No. 97.823E: 299 Dolores Street ■

**Figure 1**  
Project Location



### A. EXISTING CONDITIONS



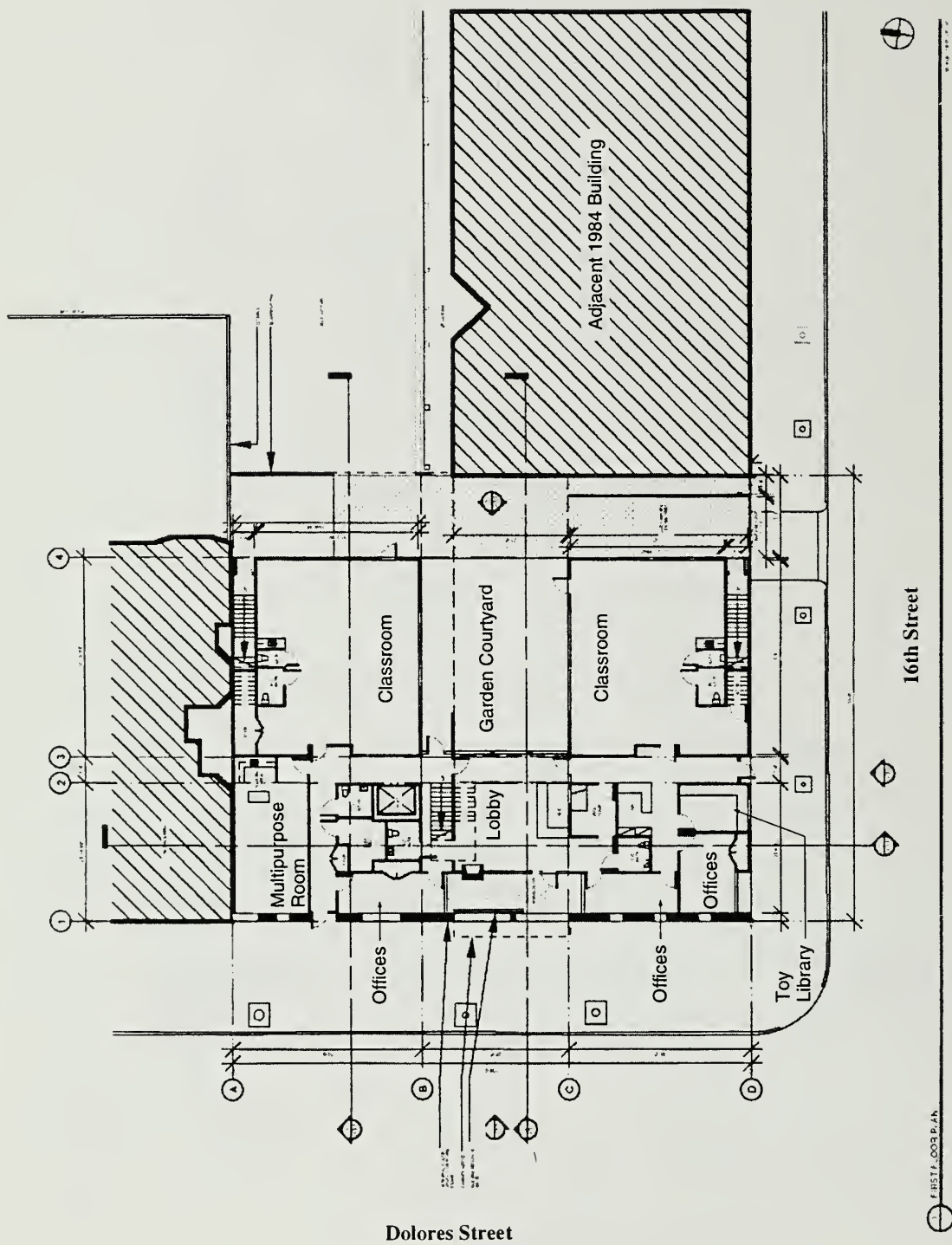
### B. PROPOSED CONDITIONS

SOURCE: Environmental Science Associates

Case No. 97.823E: 299 Dolores Street ■

**Figure 2**  
Site Plan



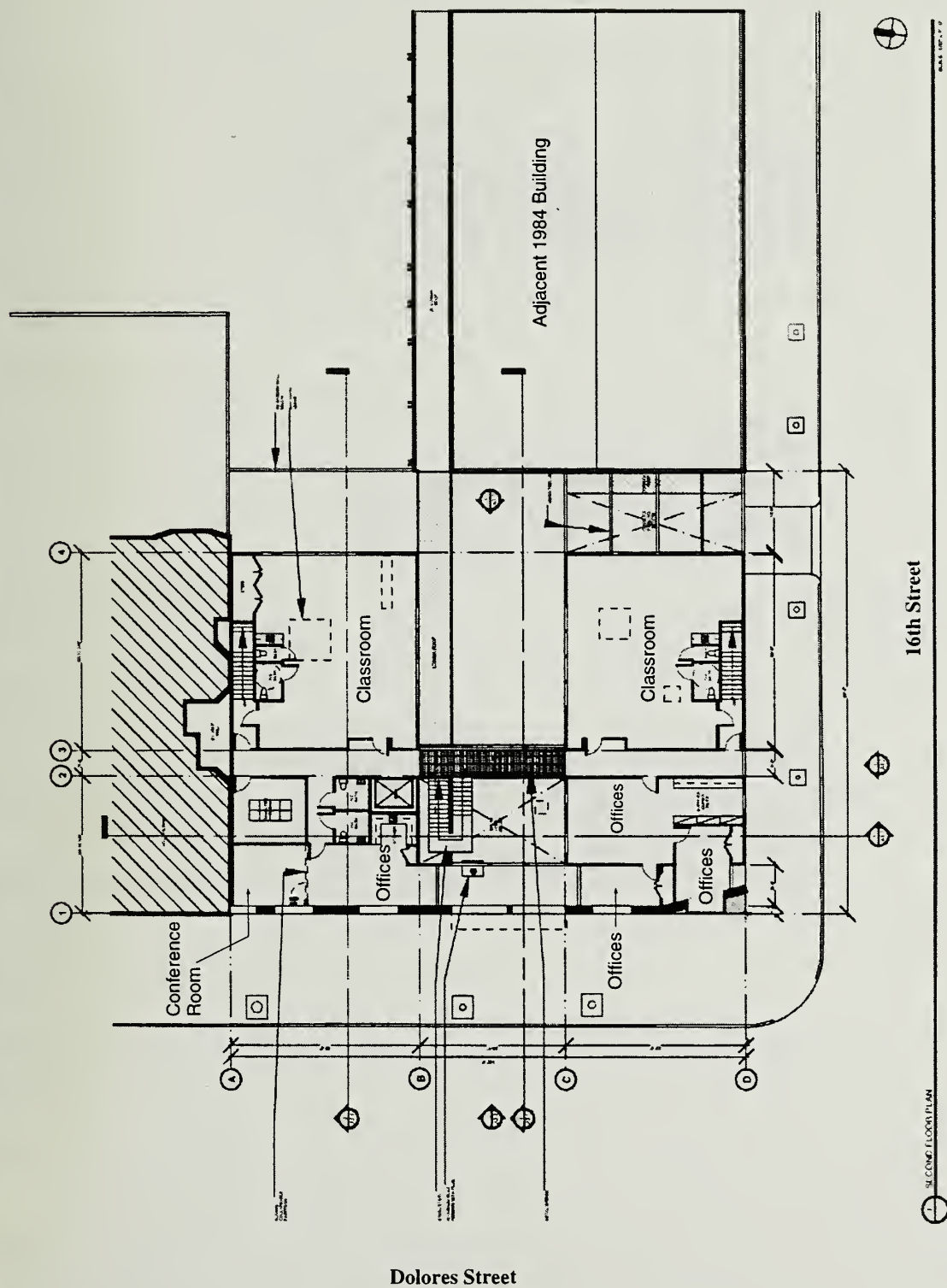


NOTE: Floor plans are schematic and subject to revision.

SOURCE: William Hansell Designs

Case No. 97.823E: 299 Dolores Street

**Figure 3**  
Ground Floor Plan



NOTE: Floor plans are schematic and subject to revision.

SOURCE: William Hansell Designs

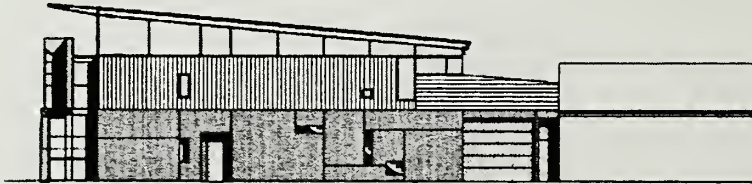
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Figure 4

Second Floor Plan



○ COURTYARD ELEVATION



○ SIXTEENTH STREET ELEVATION



○ DOLORES STREET ELEVATION



activities since that time. Therefore, the site now serves 100 children instead of 150. The building, except for the northerly wing added later, was constructed in 1911 and the original building permit was issued to Willis Polk and Company. In 1924 the existing northerly "roofgarden" addition was made. In 1936 an auditorium was added to the east, or back, side of the building but was subsequently demolished in 1983. In its place, a one-story building was added in 1984. This building has kitchen and dining room facilities and four classrooms. In 1990 two portable or modular classroom buildings were placed in the northeast quadrant of the project site to temporarily substitute for some of the space in the three-story building. In the central, interior portion of the project site are play areas and play furniture. The interior portion of the project site is sealed from the street by buildings, walls and gates.

The 1911 building is rated "2" on San Francisco's 1976 Architectural Survey (where "5" is the highest ranking) and the State Office of Historic Preservation determined in 1992 that the building appears eligible for listing on the National Register of Historic Places under three criteria.

The new building would be a wood-frame structure. Exterior materials would be primarily stucco on the street facades with wood siding on the interior court side of the new building. As currently proposed, the building would have a main entrance on Dolores Street.

Project construction would take about 11 months, including demolition of the existing structure and removal of the temporary buildings, with occupancy planned for August 1999. Construction cost, including demolition, is estimated at \$1.5 million (1997 dollars). The project architect is Mark Horton Architecture in association with William Hansell Designs.

### **B. PROJECT SPONSOR'S OBJECTIVES**

One of the primary objectives of the project sponsor is to serve homeless and low-income children and to restore the child care capacity on the site to 150 children. The project sponsor seeks to replace the existing building on the project site with a new building that the project sponsor believes would be seismically safer for child care activities. The project sponsor seeks to have the following spaces at the project site: four classrooms, a space for play therapy, a multi-purpose room, a computer lab, an isolation room (to provide children with a private space under certain circumstances), offices, a staff room, a cooking area, and a storage/supply room. Given the condition of the existing 1911 building and that the building does not accommodate

modern child care space requirements, the project sponsor believes that reuse of the building for child care activities is not feasible.

### **C. PROJECT APPROVAL REQUIREMENTS AND GENERAL PLAN POLICIES**

This EIR will undergo a public comment period as noted on the cover, including a public hearing before the Planning Commission on the Draft EIR. Following the public comment period, responses to written and oral comments will be prepared and published in a Draft Summary of Comments and Responses document. The Draft EIR will be revised as appropriate and presented to the Planning Commission for certification as to accuracy, objectivity, and completeness. Certification of the EIR may be appealed to the Board of Supervisors. No approvals or permits may be issued before the Final EIR is certified.

The proposed project would require demolition and building permits from the Department of Building Inspection. The proposed project would comply with the *City Planning Code* requirements concerning height and bulk in the RM-1 (Residential, Mixed – Low Density) District and the 40-X Height and Bulk District in which it is located. The project requires amendment of the existing Conditional Use authorization (Planning Code Section 303(c)) to allow demolition of the 1911 building and construction of the new building. The existing Conditional Use authorization permits 150 children to be served in the existing 1911 building. The amendment would permit the project sponsor to serve 150 children in the proposed new building.

The Planning Commission would hold a public hearing to consider the project application under Section 303(c) for amendment of Conditional Use authorization, and would adopt a motion approving, approving with conditions, or disapproving the project. If approved by the Planning Commission, the project sponsor must obtain demolition, building, and related permits.

On November 4, 1986, the voters of San Francisco passed Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the *Planning Code* and established eight Priority Policies. These policies are: preservation and enhancement of neighborhood-serving retail uses; protection of neighborhood character; preservation and enhancement of affordable housing; discouragement of commuter automobiles; protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; maximization of earthquake preparedness; landmark and historic building preservation; and protection of open space. Prior to issuing a permit for any project which

requires an Initial Study under the California Environmental Quality Act (CEQA), or adopting any zoning ordinance or development agreement, the City is required to find that the proposed project or legislation is consistent with the Priority Policies. The motion for the City Planning Commission will contain the analysis determining whether the project is in conformance with the Priority Policies.

The San Francisco *General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The City Planning Commission would review the project in the context of applicable objectives and policies of the *General Plan*. Some of the key objectives and policies are noted here.

### Commerce and Industry Element

- Objective 2, Policy 3, to “Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.”
- Objective 6, Policy 1, to “Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city’s neighborhood commercial districts, while recognizing and encouraging diversity among the districts.”
- Objective 7, Policy 3, to “Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.”

### Urban Design Element

- Objective 1, Policy 3, to “Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.”
- Objective 2, Policy 4, to “Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.”
- Objective 2, Policy 6, to “Respect the character of older development nearby in the design of new buildings.”
- Objective 2, Policy 7, to “Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character.”

### Community Safety Element

- Objective 2, to “Reduce structural and non-structural hazards to life safety, minimize property damage and resulting social, cultural and economic dislocations resulting from future disasters.”

- Objective 2, Policy 2.1, to “Assure that new construction meets current structural and life safety standards.”
- Objective 2, Policy 2.4, to “Continue the unreinforced masonry building program and the parapet program.”
- Objective 2, Policy 2.8, to “Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.”



### III. ENVIRONMENTAL SETTING

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#### A. ZONING AND LAND USE

The 27,936-sq.-ft. project site currently is occupied by a three-story building formerly containing child care use, a one-story building containing child care activities, two portable buildings containing child care and office activities, and on-site open space. Land use in the project vicinity is primarily devoted to residential, religious, and commercial land uses. At the southwest corner of Dolores and 16th Streets is the Mission Dolores Basilica, Mission Dolores (City Landmark No. 1) and the adjoining walled cemetery. In the block to the south of the project site is the Sisters of Notre Dame School building (City Landmark No. 137), which has been renovated and converted to residential uses. Opposite Dolores Street to the west is a former mortuary that is now a synagogue. To the north of the synagogue are the two 1850s Tanforan cottages (City Landmarks No. 67 and No. 68). The area beyond these buildings and uses is characterized by two- and three-story multifamily residential buildings many of which have ground-story, small-scale retail uses.

The *City Planning Code* describes the RM-1 District as being a mixture of the dwelling types found in RH Districts, which in addition has a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. A pattern of 25-foot and 35-foot buildings widths is retained, however, and structures rarely exceed 40 feet in height. The overall density of units remains low, buildings are moderately scaled and segmented, and units or groups of units have separate entrances. Outdoor space tends to be available at ground and upper levels regardless of the age and form of structures. Shopping facilities and transit lines may be found within a short distance of these districts. Nonresidential uses are often present that tend to provide for the needs of residents.

The project site is within a 40-X Height and Bulk District, which permits buildings up to 40 feet in height with no restrictions on bulk. The project would be within the height and bulk limits of the 40-X District.

## B. CULTURAL RESOURCES

### HISTORIC ARCHITECTURAL RESOURCES

#### Rating Buildings of Architectural and Historic Importance

Between 1974 and 1976, the San Francisco Planning Department conducted a citywide survey of architecturally significant<sup>1</sup> buildings, rating approximately the best 10 percent of San Francisco's buildings from a low "0" to a high of "5." The inventory assessed the architectural significance of the surveyed structures from the standpoint of overall design and particular design features. Both contemporary and older buildings were included; historical associations were not considered. Each building was given two summary numerical ratings, one for architectural quality and one for overall architectural significance, urban design context, and environmental significance. (The latter rating is most commonly referred to.) In the estimation of the inventory participants, buildings rated "3" or higher represent approximately the best two percent of the City's architecture. The 1911 building on the project site was rated a "2" in the 1976 citywide survey.

#### National Register of Historic Places

To be eligible for listing on the National Register of Historic Places, a property must meet one or more of the four specific criteria associated with a significant theme or pattern in the history, architecture, archaeology, engineering, or culture of an area. A property may possess significance for its prehistoric or historic association with events (Criterion A), its prehistoric or historic association with significant persons (Criterion B), its embodiment of a type or form of construction or for aesthetic values, or its representation of the work of a master (Criterion C), or its yielding or potential to yield important information (Criterion D). Appendix B provides additional detail on these criteria.

#### Unreinforced Masonry Building Survey and Ordinance

In 1990, the Landmarks Preservation Advisory Board completed an architectural and historical survey of Unreinforced Masonry Buildings (UMBs) in San Francisco.<sup>2</sup> This report reviewed

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<sup>1</sup> This use of the word significant is to be differentiated from its use in the sense under CEQA that denotes an effect that constitutes a substantial adverse change in the environment. Significant, when used in reference to historic architectural resources, denotes a resource's importance, in that context.

<sup>2</sup> Survey prepared by Landmarks Preservation Advisory Board, 1990. A copy of this survey is available for public review at the San Francisco Planning Department, 1660 Mission Street, San Francisco.

prior surveys, including the 1976 Citywide Survey, surveys by the Foundation for San Francisco's Architectural Heritage, the General Plan and Planning Code, and state and federal listings. This 1911 building is included in this survey and its "2" rating in the 1976 citywide survey is noted.

The San Francisco Department of Building Inspection has compiled a list of approximately 2,070 UMBs in the City. Of these, about 1,675 are subject to the Unreinforced Masonry Building Ordinance, which was passed in 1992, and which requires that these buildings be seismically strengthened by a deadline (from 1997 to 2006) that is based on the "risk level" to which each building is assigned. The 1911 building has the highest risk level rating and was required to be retrofitted by February 15, 1998, if the building was to be used for child care activities.

In 1993, the City adopted the Unreinforced Masonry Building Seismic Retrofit Program with the primary goal of reducing earthquake-related life safety hazards associated with the buildings subject to the ordinance. Among the other goals of the program is protection and retention of existing UMBs with architectural merit. The program includes adoption of Architectural Guidelines for retrofit of UMBs.

#### Project Vicinity

Historic architectural resources in the project vicinity include Mission Dolores (City Landmark No. 1) and cemetery and Mission Dolores Basilica at the southwest corner of Dolores and 16th Streets, and the Sisters of Notre Dame School building (City Landmark No. 137), which was recently renovated and converted to residential use, on the east side of Dolores Street in the block south of the site. On the west side of Dolores Street in the block facing the site block are the two Tanforan Cottages (City Landmark Nos. 67 and 68). (Please see Figure 1, p. 10.)

#### Project Site<sup>3</sup>

Four buildings exist at the project site: a three-story building constructed in 1911 and described in greater detail below; a one-story modern-style stucco building constructed in 1984; and two one-story portable buildings placed on the site in 1990. The 1984 building and the two portable

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<sup>3</sup> Information on the history and architecture of the existing building is excerpted from the Historic Resources Inventory Form submitted to the State of California Office of Historic Preservation. A copy of this assessment is available for public review in the project case file at the San Francisco Planning Department, 1660 Mission Street, San Francisco.



buildings are not rated in any architectural or historic surveys and are not considered of historic architectural importance, and these buildings are not discussed further.

### History of 1911 Building

The existing three-story building at the 16th/Dolores Streets corner of the project site, proposed to be demolished, was constructed in 1911. The architect for the Holy Family Day Home was Willis Polk and Company, the name Willis Jefferson Polk gave to his own firm after he separated from D. H. Burnham and Company in 1910. According to the Historic Resources Inventory form for the building, the design concept of the building probably originated with Willis Polk, who was “instrumental in re-directing the course of architecture in the San Francisco region.” It is surmised that the details of its execution were turned over to his Chief Designer, Harry C. Stearns. The extant Willis Polk and Company plans for this building call for a reinforced concrete building with the same elevations and floor plans. It was executed in brick, although this does not mean a change in designer.

According to the Historic Resources Inventory Form, the Day Home exemplifies the development of day care centers. By 1906, the San Francisco Sisters of the Holy Family had three large Day Homes in different residential areas close to downtown. All three were destroyed in the 1906 earthquake fire. A rebuilt Day Home in North Beach opened in 1907, and was later demolished. The next permanent one to be built was the subject Holy Family Day Home, which before the fire was located on Sixth Street well south of Market. Very few residential buildings were put up in that neighborhood after the fire and the move to 16th and Dolores was planned to help the large number of working mothers in the Mission District.

### 1911 Building Construction and Condition

The Historic Resources Inventory Form states that the existing 1911 building is a three-story Mission Revival style institutional building of unreinforced masonry clad in stucco, although the project architect states that the building is Italianate in style<sup>4</sup> (see Figure 6). The building is set back about 15 feet from Dolores Street and about five feet from 16th Street. The landscaped yard is surrounded by a six-foot-high stuccoed fence with capped gate posts and an ornate iron

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<sup>4</sup> Macias, Richard, Vice President, HOK Architecture, letter to Yuri Won, Cassidy, Cheatham, Shimko & Dawson, March 23, 1998. This letter is available for public review in the project case file at the San Francisco Planning Department, 1660 Mission Street, San Francisco.





View of the Existing Three-Story 1911 Building from the Southwest Corner of Dolores and 16th Streets.



View of the Existing One-Story 1984 and Three-Story 1911 Buildings from the Play Area in the Center of the Project Site.

SOURCE: Environmental Science Associates

Case No. 97.823E: 299 Dolores Street ■

## Figure 6 Photographs of the Project Site



gate at the corner. The main building consists of five bays on each of the west, south, and east elevations. The entry is deeply set into the north bay of the west elevation. On the north is a wing of which the first two floors were built with the main building and the third floor was constructed about 1924. The first and third floors have double hung windows. The second floor is a piano nobile (the principal floor one story above grade) with large, deep set, round headed windows subdivided into nine panes of varying sizes. Between these windows are plain pilasters with flattened-ornament capitals at the springing of the window arches. Set in the spandrels are della Robbia-type ceramic medallions alternating between a Madonna and Child design and an Infant Jesus design. Plain string courses separate the floors. The roof is a truncated hip shape covered with tiles. The eaves overhang on projecting rafters to create a broad shadow. The north wing is set back slightly from the main portion of the building and is only half as deep. A third floor addition to the north wing was designed in 1924 by Charles J. I. Devlin, consisting of a solarium that harmonizes with the original design of the building and is considered to be part of the historic fabric of the building. The north wing's piano nobile has windows that match those in the 1911 building, but it lacks pilasters, has fewer arch moldings, and no medallions. Its top floor has a band of double-hung windows, and the roof matches the main one. The building experienced some cracking in the 1989 earthquake, especially in the staircase behind the entry, and has been vacant since the earthquake. Except for an added fire escape on the rear inverse corner, the building appears intact as to location, design, setting, materials, workmanship, feeling, and association.

#### Historic Significance of the 1911 Building

The building was nominated for listing on the National Register of Historic Places in 1992. The Historic Resources Inventory Form indicates that the building appears eligible under Criterion A, pattern of events, Criterion C, architecture, and Criterion D, information potential, and because in the opinion of the State Historic Preservation Officer the building also retains a high level of architectural integrity. A discussion of the eligibility of the 1911 building under Criteria A and C is presented below. A discussion of eligibility under Criterion D is presented under Archaeological Resources on p. 28.

In terms of Criterion A, the building derives its primary significance from its association with the historical importance of women's work in the development of day care centers. The concept of day care centers developed relatively late in the 19th century because most women worked in their homes or had extended family to take care of children while they worked outside the home. The appropriate care for children of women who lacked such resources was a problem that

required a new solution. The San Francisco Sisters of the Holy Family helped develop that solution. The Sisters began a day care program as early as 1878. At first, the Sisters took the children into their own convent home, but as the program grew they acquired specialized buildings for the purpose of day care. At the World's Columbian Exposition in Chicago in 1893, the Sisters exhibited their Day Homes program and it received a medal, a diploma, and an honorable mention from the Exposition's Board of Lady Managers. By 1906 the Sisters had three Day Homes in the residential neighborhoods close to downtown San Francisco. All three Day Homes were destroyed in the 1906 earthquake fire. The building on the project site was the second of the Day Homes to be built after the 1906 earthquake and fire. The new building was donated by Mrs. William K. Vanderbilt, who had grown up in San Francisco as Virginia Fair, the daughter of Comstock millionaire James G. Fair. Child care activities were provided in the 1911 building between 1912 and 1989.

Based on the Historic Resources Inventory Form, the building possesses architectural distinction in its design and as the work of a master (Criterion C). The design relates to its surroundings: Mission Dolores Basilica and the 18th century Mission Dolores, which Willis Polk restored and strengthened in 1917. The Day Home picks up the Mission Revival style from these buildings, but it does not rival their importance. The building is intact as to walls, roof shape, fenestration, materials, and location and is considered to be an excellent example of the institutional / school building type and it has a significant presence at an historically important intersection. The building "floats" above its garden wall, distinguished by the piano nobile arches, medallions, regularized elevations, and shadowy eaves. The surrounding neighborhood includes a variety of architectural styles, both historic and modern, and the building is part of that urban fabric.

#### ARCHAEOLOGICAL RESOURCES<sup>5</sup>

The site of the building also appears eligible for the National Register under Criterion D, information potential, because of the paucity of archaeological knowledge of the Mission Dolores complex and of Hispanic San Francisco, and because of the small degree of ground disturbance which has occurred within the project site. An archaeological archival report was prepared for the site to evaluate potential impacts to archaeological cultural resources if the building were to be demolished for a prior project on the same site. This report concluded that there is a reasonable potential for prehistoric resources within the site. From the point of view of

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<sup>5</sup> Information on the archaeological resources in the project site vicinity is excerpted from a Report on Archival Research to Identify Potential Cultural Resources at the Holy Family Day Home Project Parcel prepared by Richard D. Ambro, Ph.D. A copy of this assessment is available for public review in the project case file at the San Francisco Planning Department, 1660 Mission Street, San Francisco.

prehistoric settlement patterns, the site was advantageously situated between fresh water streams and near a fresh water marsh. More specifically, an analysis of mission demographic data concludes that the Costanoan settlement of Chutchui was most likely located within the project vicinity. Chutchui is one of six historically known settlements that were members of the Aguazio tribelet and controlled the upper San Francisco peninsula at the time of initial Spanish occupation. During the mission period (1775-1836) the project site was part of the Mission Dolores complex. Substantial portions of the Mayordomo's House and portions of the southern end of the adjacent 25-room Servants' Quarters occupied the project site from the 1790s through the 1840s. Resident Mayordomos during this period include Jose Bernal (c. 1834-1837), Vicente Miramonte (c. 1837-1842), Francisco De Haro (c. 1843-1849), and Charles Brown (1849-?). The Indian (neophyte) Rancheria was on the east portion of the site. There is a high probability that trash deposits, privies, and structural foundations are intact within the site. Unlike a large number of mission complex sites in California, there has been no systematic archaeological work undertaken within the Mission Dolores complex. However, surface reconnaissance archaeological surveys at the Sisters of Notre Dame School (1952), Mission Dolores cemetery (1952), and a recent accidental discovery by a public utilities company west of the Mission have yielded promising material. Similarly a small scale burial excavation (1923) within the Mission itself also produced information of valuable research potential. Thus, given the proximity of some known archaeological resources and the evidence found in archival research, there is a possibility that prehistoric and historic archaeological resources may be present at the project site.



## IV. ENVIRONMENTAL IMPACTS

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### A. CULTURAL RESOURCES

#### HISTORIC ARCHITECTURAL RESOURCES

As described in the Section III.B, Historic Architectural Resources Setting, beginning on p. 20, the existing 1911 building on the project site has been determined by the State Historic Preservation Officer (SHPO) to appear eligible for listing on the National Register of Historic Places. In general, eligibility indicates historic architectural importance, and substantial adverse changes to historically or architecturally significant resources are considered to be significant adverse environmental effects.

The project proposes demolition of the existing 1911 building on the project site and construction of a new two-story building. Demolition would result in the loss of a building that appears eligible for listing on the National Register of Historic Places. Per §21084.1 of the CEQA Statutes, this is considered a significant unmitigable environmental effect. The demolition of the 1911 building would not directly affect the historic or architectural integrity of the City Landmarks in the site vicinity (Mission Dolores, City Landmark No. 1; Tanforan Cottages, City Landmarks No. 67 and No. 68; and Notre Dame School, City Landmark No. 137). The 1984 building on the site is not considered to be a cultural resource, and the demolition of the 1911 building would have no effect on the 1984 building, in terms of historic integrity. The new building would produce a different architectural effect at the corner of Dolores and 16th Streets compared to existing conditions, replacing the three-story building with a two-story building of a more contemporary style.

Under the City's Unreinforced Masonry Building Ordinance, the building must be seismically upgraded or demolished. As a result, the project sponsor explored various alternatives to providing child care activities, both at the project site and at other locations. A summary of these efforts is provided in Chapter VII, Alternatives. The alternatives chapter also contains alternatives that would retain the 1911 building. Chapter V, Mitigation Measures, contains measures that would reduce but not eliminate the impact of demolition of the building. Therefore, the impact would remain significant and unmitigable.

## ARCHAEOLOGICAL RESOURCES

No previously identified historic archaeological resource has been recorded for the project site; no resources were discovered during construction of the 1984 building.<sup>6</sup> However, archival research suggests that buried historic period archaeological cultural resources may lie within the project site. These include substantial portions of the Mayordomo's House and portions of the southern end of the adjacent Servants' Quarters. It is very likely that artifacts, trash deposits, privies, and structural foundations associated with these structures are still present at the site. Although the adjacent east structure that once housed neophytes probably falls outside the proposed building site, yet within the eastern part of the Holy Family Day Home site, associated artifacts, trash deposits, etc. may be present within the project site.

Given the fact that not a single Mission Period structure or feature has ever been excavated anywhere in the Mission Dolores or elsewhere in San Francisco, the discovery and study of foundations, artifacts, and trash deposits or other features associated with these structures and occupations would be of great interest to the archaeologist and historian. Archaeological data pertaining to the Mayordomo's House during the Mission and Mexican Period would furnish significant information on the European lifestyle at the Mission Dolores. Should foundations, trash deposits or other features relating to the Indian Servants or nearby neophytes be present, these would potentially furnish significant information on their lifestyles, adaptation to Mission life, and persistence of traditional culture.

There is also the possibility that privies, trash deposits, foundations of Gold Rush structures and occupation of the project site may survive to the present. These would be expected to reflect the Gold Rush period of occupation of De Haro and Charley Brown as well as the inhabitants of the small structures just to the north of the Mayordomo's House. Data from trash and other features of residents of this part of the Mission Dolores would be of interest in reconstruction and comparison of pre-Gold Rush and Gold Rush lifeways. Additional archaeological information would document the nature of Mexican lifestyles that would complement Gold Rush data from other parts of San Francisco that is primarily Anglo-American in origin.

Documentary evidence suggests that no significant downcutting of the project site vicinity has occurred in historic times. While no major filling episode is documented either, it is believed that some fill and melted adobe debris has augmented the level of the ground surface. Archival

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<sup>6</sup> Information regarding 1984 construction from Sister Ann Maureen Murphy, Project Manager, Holy Family Day Home, telephone conversation, April 7, 1998.



research indicates that no basements were excavated for any of the structures prior to the 1906 earthquake. Examination of the original construction plans for the existing brick building indicate only moderate subsurface excavation for footings and the "basement" floor. The basement required excavations of 2-3 feet of soil at the southwest corner of the structure and perhaps only 1-1.5 feet along the north and east sides of the existing structure. Two column supports for the broadest portion of the floor required excavation of an area approximately 5 feet by 5 feet to a depth of approximately 4 feet in a north-south alignment in the middle of the two-story southern portion of the building. Thus, significant portions of this deposit may remain intact. The remainder of the project site remains essentially unexcavated and thus apparently undisturbed. Given the shallow depth of excavation for the building, and the Spanish practice of sub-surface rock footings for adobes, there remains a good possibility that structural remains of adobes, buried trash deposits, and other features may be present and impacted throughout the project site. Thus, construction of the new building at the project site, which would include earthmoving activities and some minor (i.e., less than two feet) excavation, could disturb soils not exposed by previous activity at the project site; it is also possible that project excavation may not exceed the depth of excavation for the 1911 building. If such artifacts are encountered, this could be a significant impact. A mitigation measure has been included in the project to reduce potential impacts to subsurface cultural resources to a level of insignificance should such resources be encountered during excavation and construction (see p. 31).

## **B. GROWTH INDUCEMENT**

In general, a project would be considered growth-inducing if its implementation would encourage population increases and/or new development that might not occur if the project were not approved and implemented. The proposed project would consist of infill development, being the replacement of an existing building and reestablishment of the former service capacity of the building prior to the 1989 earthquake. As noted in Chapter II, Project Description, the net change in floor area would be approximately 2,830 gross sq. ft. less than that already existing on the site. The potential increases in persons at the project site would be limited to the increase in the number of children at the day care center (from 100 to 150) over existing conditions and a slight corresponding increase in the number of employees at the project site. Located in an urban area, the project would not necessitate or induce the extension of municipal infrastructure. In view of the above, there is no reason to believe that the project would result in additional development in the project site vicinity that would not otherwise occur.

## **V. MITIGATION MEASURES PROPOSED TO MINIMIZE THE POTENTIAL ADVERSE IMPACTS OF THE PROJECT**

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In the course of project planning and design, measures have been identified that would reduce or eliminate potential environmental impacts of the proposed project. Some of these measures have been, or would be, voluntarily adopted by the project sponsor or project architect and contractor and thus are proposed; some are under consideration. Implementation of some may be the responsibility of other agencies. Measures under consideration or rejected may be required by the City Planning Commission as conditions of project approval, if the project were to be approved. Each mitigation measure and its status is discussed below.

There are several items required by law that would serve to mitigate impacts; they are summarized here for informational purposes. These measures include: no use of mirrored glass on the building to reduce glare, as per City Planning Commission Resolution 9212; limitation of construction-related noise levels, pursuant to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, 1972); and observance of State and federal OSHA safety requirements related to handling and disposal of hazardous materials, such as asbestos.

Measures that are not required by legislation but that would also serve to mitigate environmental impacts appear below. Mitigation measures preceded by an asterisk (\*) are from the Initial Study (see Appendix A, p. A.25).

As described in the attached Initial Study (Appendix A), the proposed project has the potential to result in construction-related air quality impacts. As a result, the project sponsor has agreed to implement the following mitigation measure:

### **CONSTRUCTION AIR QUALITY**

#### **MEASURE PROPOSED AS PART OF THE PROJECT**

- \*• The project sponsor would require the contractor(s) to sprinkle demolition sites with water during demolition, earthmoving and construction activities; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during demolition and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991,

requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose.

This mitigation also would reduce demolition-related impacts regarding lead paint/lead dust.

Additional mitigation measures to minimize significant impacts of the proposed project are outlined below. These measures are associated with minimizing significant impacts associated with historic architectural resources and archaeological resources. The historic architectural resources measures would reduce project impacts. However, impacts would not be reduced to a level of insignificance. That is, the significant impact of demolition of the 1911 building remains a significant impact even with the implementation of identified mitigation measures.

### **HISTORIC ARCHITECTURAL RESOURCES**

The project sponsor has agreed to implement the following measures.

- Prior to demolition of the 1911 building on the project site, the project sponsor would employ an architectural historian to document the building and its history in greater detail than has been done to date. The project sponsor would submit that documentation, along with modified-format Historic American Buildings Survey drawings of the buildings, to the History Room of the San Francisco Main Library and the Planning Department's Preservation Coordinator, Landmarks Preservation Advisory Board.
- To promote understanding of the 1911 building, the project sponsor would install on or near the replacement structure a plaque and/or other monument memorializing the 1911 building to be demolished. A plaque would be mounted on the front of the new building to provide pedestrians with both a photographic image of the demolished building and information about the history of the building. Design and placement of any plaque or monument would be reviewed and approved by staff of the Landmarks Preservation Advisory Board.

### **ARCHAEOLOGICAL RESOURCES**

The project sponsor has agreed to implement the following measure, which would reduce potentially significant adverse effects of the Holy Family Day Home project, on archaeological resources, to a level of insignificance.

- Given the strong possibility of encountering the remains of archaeological resources within the project site, the sponsor would retain the services of an archaeologist. An



archaeological monitor would be present during final stages of demolition to observe the removal of the footings, and floor of the “basement” of the existing structure.

As required by this measure, an archaeological monitoring program would include the following components:

- (1) The monitor would record observations in a permanent log.
- (2) The monitoring program by the archaeologist would be designed to sufficiently permit identification of significant cultural resources and recovery of cultural materials.
- (3) This monitoring program and recovery program would result in a written report to be submitted to the Environmental Review Officer (ERO), the California Historical Resources Information System, Northwest Information Center, and the project sponsor.
- (4) The project archaeologist would be authorized to require cessation of any ground disturbing activities as required by the needs of an adequate monitoring or data recovery program

To avoid potential adverse effects to this archaeologically sensitive site in the short- or long-term from activities related to the proposed project or activities that would be potentially opportuned by demolition of the existing building, an archaeological testing program would be implemented following demolition. Following demolition and prior to commencement of subsequent construction of the new building, the project archaeologist would undertake a program of archaeological testing within the area enclosed by the perimeter of the existing building proposed for demolition to determine the likelihood of archaeological resources within the project site. The program would be supervised by the project archaeologist using a series of mechanical, exploratory borings or other testing methods determined by the archaeologist to be appropriate. At the completion of the archaeological testing program, the archaeologist would submit a written report first and directly to the ERO, with a copy to the project sponsor, which describes the findings, assesses their significance and proposes appropriate recommendations for any additional procedures necessary for the mitigation of adverse impacts to cultural resources determined to be significant.

Should prehistoric or historic cultural resources be found during monitoring of building demolition, archaeological testing or construction related excavation, then the archaeologist would assess the significance of the find, and immediately report to the ERO and the President of the Landmarks Preservation Advisory Board (LPAB). The project archaeologist and the LPAB would advise the ERO who would then recommend specific mitigation measures, if necessary. Demolition, excavation, or construction activities which might adversely impact the discovered cultural resources would be suspended until mitigative measures can be formulated and implemented.

Excavation or construction activities which might damage discovered cultural resources would be suspended for a total maximum of four weeks over the course of construction to permit inspection, recommendation and retrieval, if appropriate.



If cultural resources of potential significance are discovered, an appropriate security program would be implemented to prevent looting and destruction. Any discovered cultural material assessed as significant by the archaeologist upon concurrence by the ERO and the President of the LPAB, would be placed in an appropriate curatorial and research repository.

Copies of the draft reports prepared according to these mitigation measures would be sent first and directly to the ERO and to the President of the Landmarks Preservation Advisory Board for review. Following approval of the report by the ERO, a final report is to be sent to the California Historical Resources Information System, Northwest Information Center. The Office of Major Environmental Analysis shall receive three final copies of the final archaeological findings report.

## **VI. SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED**

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In accordance with Section 21067 of the California Environmental Quality Act (CEQA), and with Sections 15040, 15081 and 15082 of the State CEQA Guidelines, the purpose of this chapter is to identify impacts that could not be eliminated or reduced to an insignificant level by mitigation measures included as part of the project, or by other mitigation measures that could be implemented, as described in Chapter V, Mitigation Measures, pp. 22-24.

This chapter is subject to final determination by the City Planning Commission as part of its certification process for the EIR. The Final EIR will be revised, if necessary, to reflect the findings of the Commission.

The demolition of a recognized significant historic architectural resource, such as a building that the SHPO has determined appears eligible for listing on the National Register of Historic Places, would typically be considered a significant environmental effect. Therefore, demolition of the 1911 building, which was determined to appear eligible for the National Register in 1992, is considered a significant, unmitigable impact.

As stated in the second paragraph, above, staff's recommendation is subject to final determination by the City Planning Commission as part of its certification process for the EIR.

## VII. ALTERNATIVES TO THE PROPOSED PROJECT

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This chapter identifies alternatives to the proposed project, discusses environmental impacts associated with each alternative, and, where an alternative has been considered by the project sponsor in development of the project, gives the reasons the alternative was rejected in favor of the project. Project decision-makers could adopt any of the following alternatives, if feasible, instead of approving the proposed project.

### **A. ALTERNATIVE A: NO PROJECT**

This alternative would entail no change to the site, which would remain in its existing condition, with the two permanent structures, parking space, and child care-related open space; the two temporary structures would be removed in compliance with a Fire Department order. No demolition would occur. This alternative would serve 60 children, compared to 150 with the project. If the No Project Alternative were implemented, historic architectural and archaeological impacts of the project as proposed would not occur. However, this alternative is not feasible in the long term because the City's Unreinforced Masonry Building Ordinance requires that the 1911 building be seismically upgraded or demolished.

This alternative would preserve the option to develop the project site in the future with a larger or smaller development.

### **B. ALTERNATIVE B: SEISMIC UPGRADE AND ARCHITECTURAL REHABILITATION OF THE EXISTING BUILDING**

Under this alternative, the existing 1911 building on the project site would be rehabilitated and seismically upgraded in accordance with the requirements of applicable building code standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties. The building would be used for child care activities, as with the proposed project. The two portable buildings would be removed from the project site, as with the proposed project.

This alternative would avoid demolition of the existing 1911 building. Therefore, impacts on historic architectural resources and archaeological impacts associated with excavation would not occur. Effects related to the intensity of development and described in the Initial Study included

in Appendix A (population, transportation, operational noise and air quality emissions, and demand for public utilities/services and energy) would be slightly less than that described for the proposed project since the number of children accommodated under this alternative would be less than the 150 children accommodated under the proposed project due to configuration of the 1911 building and because licensing requirements do not permit child care above the second floor. Effects on construction-related noise and air quality could be less than with the project, because there would be less demolition and construction activities would primarily be limited to interior work. The visual impact would be different since the 1911 building would be retained compared to the project, which would demolish the 1911 building and replace it with a contemporary building of a different architectural style. Effects related to land use, water, remediation of hazardous materials, and biology would be comparable to those of the proposed project. Regarding geology and seismicity, this alternative would seismically strengthen the 1911 building in compliance with the City UMB Ordinance. This alternative would result in slightly greater total floor area than would the project. However, this alternative would not meet the project sponsor's objective of providing modern child care spaces at the project site to serve its clients (e.g., isolation room, computer lab, space for play therapy, a toy library, space for parent education, offices, a cooking area, etc.). The project sponsor does not believe that the seismic upgrade of the 1911 building would provide adequate safety for children at the Holy Family Day Home, compared to a new building.

### **C. ALTERNATIVE C: SEISMIC UPGRADE, ARCHITECTURAL REHABILITATION AND NEW CONSTRUCTION**

Under this alternative, the existing 1911 building on the project site would be rehabilitated and seismically upgraded in accordance with the requirements of applicable building code standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties. The two portable buildings would be removed from the project site and a single new structure would be built to the east of the 1911 building. The three buildings on the project site (i.e., the 1911 building, the 1984 building, and the new building) would be used for child care activities, as with the proposed project.

Like Alternative B, this alternative would avoid demolition of the existing 1911 building. The archaeological impacts of this alternative would be similar to that described for the project since some excavation likely would be required for the new building. Effects related to the persons at the site and described in the Initial Study included as Appendix A (i.e., land use, population, transportation, operational noise and air quality emissions, and demand for public



utilities/services and energy) would be similar to those of the proposed project. Effects associated with construction-related activities (i.e., biology, noise, air quality, water, and hazards) would also be similar since new construction also would occur under this alternative. The visual impact would be different since the 1911 building would be retained, compared to the project which would demolish the 1911 building and replace it with a contemporary building of a different architectural style. Regarding geology and seismicity, this alternative would seismically strengthen the 1911 building in compliance with the City UMB Ordinance. While this alternative would accommodate 150 children at the project site, the amount of open space for playgrounds would not be sufficient and would not meet State requirements, according to the project sponsor. In addition, the project sponsor believes that the cost for both seismically upgrading the 1911 building and constructing a new building would be prohibitive.

#### **D. ADDITIONAL ALTERNATIVES CONSIDERED AND REJECTED BY THE PROJECT SPONSOR**

In developing the project, the Day Home Building Committee (the “Committee”) met with the director and staff of the Foundation for San Francisco’s Architectural Heritage (“Heritage”) to explore ideas for saving the 1911 building. Between April and November 1996, the Committee worked with Heritage exploring options that might both save the 1911 building and meet the Committee’s goals with respect to child care. The following two alternatives were considered:

- 1) Demolish only the north side of the 1911 building to save the most prominent portion of the 1911 building and construct in its place a narrow three-story facility extending toward the back of the property into the playground, with sale of the remaining portion of the 1911 building.

Under this alternative, two-thirds of the most prominent portion of the 1911 building would remain intact and be sold to another entity while the remaining property would be retained by the project sponsor for child care. In place of the demolished portion of the 1911 building would be a new three-story narrow building for child care that would extend further toward the back of the property into the playground. Despite the lack of playground space under this alternative, the Committee pursued this alternative by hiring an architect, who prepared a concept plan for the new structure, and working with Heritage to find a new owner for the 1911 building. Heritage brought several prospective purchasers to visit the property, including those that considered using the space for senior housing, but ultimately, none of the parties were interested in purchasing the 1911 building.

In addition to working with Heritage on this alternative, the Committee also met with staff of the Mission Housing Development Corporation in July 1996 with the goal of saving the 1911 building; however, for various reasons, that organization was not interested in the 1911 building.

- 2) Trade or sell the 1911 building in its current conditions assuming an alternative site could be found for the Committee to relocate some of its child care activities.

During the same seven-month period, another alternative that the Committee and Heritage pursued was trading or selling only the 1911 building if a suitable alternative site in San Francisco could be found for the Committee to relocate some of the child care that would otherwise be accommodated by the 1911 building. Under this alternative, the Committee would conduct child care on the remaining property as well as the alternative site. The only criterion the Committee provided was that the alternative site contain enough space for a playground; no alternative site was found.

The entire property was for sale for almost one year during 1994-1995. Although prospective purchasers looked at the property, no bids were made.

These alternatives were rejected because no purchase or property exchange could be arranged for the 1911 building.

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Robert Gildersleeve et. al.  
1839 15th Street, #452  
San Francisco, CA 94103-2281

Rodney McKim et. al.  
1839 15th Street, #454  
San Francisco, CA 94103-2281

Lame Family Revocable Trust  
PO Box 827  
Soquel, CA 95073-0827

Occupant  
1839 15th Street, #456  
San Francisco, CA 94103

Majorie Heine et. al.  
1839 15th Street, #458  
San Francisco, CA 94103-2282

Mr. & Mrs. Ernest Mankin  
3248 16th Street  
San Francisco, CA 94103-3335

Occupant  
3250-A 16th Street  
San Francisco, CA 94103

Mary Mund et. al.  
3256 16th Street, #2  
San Francisco, CA 94103-3384

James Donnelly et. al.  
3256 16th Street, #1  
San Francisco, CA 94103-3384

Kan Mak et. al.  
3250 16th Street, #3  
San Francisco, CA 94103-3385

Somer Youssef et. al.  
3250 16th Street, #2  
San Francisco, CA 94103-3385

Stephen Feagley et. al.  
3250 16th Street, #1  
San Francisco, CA 94103-3385

Larry McBroom et. al.  
PO Box 850  
Daly City, CA 94017-0850

Occupant  
1851 15th Street, #3  
San Francisco, CA 94103

Carl Christensen et. al.  
1851 15th Street, #133  
San Francisco, CA 94103-2286

Marguerite Eren et. al.  
PO Box 26605  
San Francisco, CA 94126-6605

Occupant  
1851 15th Street, #2  
San Francisco, CA 94103

Jack Campisi et. al.  
3256 16th Street, #4  
San Francisco, CA 94103-338

John Doucette et. al.  
3256 16th Street, #3  
San Francisco, CA 94103-3384

Isidro Garcia et. al.  
3250 16th Street, #6  
San Francisco, CA 94103-3386

Thomas Finan et. al.  
3250 16th Street, #5  
San Francisco, CA 94103-3386

Roslyn Icové et. al.  
3250 16th Street, #4  
San Francisco, CA 94103-3385

Ernest Kaeselau et. al.  
1851 15th Street, #6  
San Francisco, CA 94103-2285

Ronald Ennis et. al.  
1851 15th Street, #4  
San Francisco, CA 94103-2284

Umberto Favret et. al.  
PO Box 850  
Daly City, CA 94017-0850

Occupant  
1851 15th Street, #5  
San Francisco, CA 94103

Zhen Le Zhang et. al.  
PO Box 800  
Daly City, C 94017-0008

Occupant  
3256 16th Street, #6  
San Francisco, CA 94103



Lori Roby et. al.  
3256 16th Street, #5  
San Francisco, CA 94103

Jose Caratini et. al.  
140 Douglass Street  
San Francisco, CA 94114-1921

Occupant  
3250 16th Street, #7  
San Francisco, CA 94103

Richard Lindgren Trust  
700 Market Street  
San Francisco, CA 94102-2502

Occupant  
3250 16th Street, #8  
San Francisco, CA 94103

James Harris et. al.  
1851 15th Street, #9  
San Francisco, CA 94103-2285

Julio Mora et. al.  
1851 15th Street, #7  
San Francisco, CA 94103-3386

Alfred Gilbert et. al.  
1851 15th Street, #8  
San Francisco, CA 94103-2285

Michael Natzke et. al.  
360 Guerrero Street, #103  
San Francisco, CA 94103-3372

Richard Dietz et. al.  
360 Guerrero Street, #101  
San Francisco, CA 94103-3372

Patricia Messer et. al.  
360 Guerrero Street, #102  
San Francisco, CA 94103-3372

David Marshall et. al.  
360 Guerrero Street, #104  
San Francisco, CA 94103-3372

Mr. & Mrs. Steven Kelly  
360 Guerrero Street, #106  
San Francisco, CA 94103-3371

Timothy Hardin et. al.  
360 Guerrero Street, #205  
San Francisco, CA 94103-3374

John Halvorson et. al.  
360 Guerrero Street, #203  
San Francisco, CA 94103-3373

Shinji Koyama et. al.  
360 Guerrero Street, #201  
San Francisco, CA 94103-3373

Robert Blakeman et. al.  
1600 N Oak Street, #1520  
Arlington, VA 22209-2768

Occupant  
360 Guerrero Street, #202  
San Francisco, CA 94103

Ketra Oberlander et. al.  
360 Guerrero Street, #204  
San Francisco, CA 94103-3373

Raymond Ericksen et. al.  
360 Guerrero Street, #206  
San Francisco, CA 94103-3374

Donna Freeman et. al.  
360 Guerrero Street, #208  
San Francisco, CA 94103-3374

Darryl Shamp et. al.  
360 Guerrero Street, #210  
San Francisco, CA 94103-3374

Imre Fischer et. al.  
PO Box 6614  
Laguna Niguel, CA 92607-6614

Occupant  
360 Guerrero Street, #212  
San Francisco, CA 94103

Thomas Kersten et. al.  
360 Guerrero Street, #211  
San Francisco, CA 94103-3371

Darryl Shamp et. al.  
360 Guerrero Street, #209  
San Francisco, CA 94103-3374

VIII. DEIR Distribution List

Jane Jensen et. al.  
2731 Baltic Drive  
Fairfield, CA 94533-1483

Occupant  
360 Guerrero Street, #207  
San Francisco, CA 94103

Brian Tierney et. al.  
360 Guerrero Street, #220  
San Francisco, CA 94103-3376

Robert Brickley et. al.  
431 Morse Street  
San Francisco, CA 94112-3741

Occupant  
360 Guerrero Street, #218  
San Francisco, CA 94103

Richard Powers et. al.  
360 Guerrero Street, #216  
San Francisco, CA 94103-3375

Ellen Krantz et. al.  
360 Guerrero Street, #214  
San Francisco, CA 94103-3375

Evelyn Rosenberg et. al.  
360 Guerrero Street, #213  
San Francisco, CA 94103-3375

A C Fields et. al.  
PO Box 14264  
San Francisco, CA 94114-0264

Occupant  
360 Guerrero Street, #215  
San Francisco, CA 94103

Hwo-Sun Chen et. al.  
360 Guerrero Street, #217  
San Francisco, CA 94103-3371

Ronald Smola et. al.  
360 Guerrero Street, #219  
San Francisco, CA 94103-3376

Steven Schleifer et. al.  
350 Guerrero Street, #350  
San Francisco, CA 94103-3332

Occupant  
360 Guerrero Street, #305  
San Francisco, CA 94103

Robert Ewing et. al.  
360 Guerrero Street, #303  
San Francisco, CA 94103-3371

Allan Berube et. al.  
360 Guerrero Street, #301  
San Francisco, CA 94103-3376

James Chan et. al.  
360 Guerrero Street, #302  
San Francisco, CA 94103-3376

Thomas Wiseau et. al.  
360 Guerrero Street, #304  
San Francisco, CA 94103-3377

Emilio Gonzalez et. al.  
360 Guerrero Street, #306  
San Francisco, CA 94103-3377

Richard Sonnenshein et. al.  
360 Guerrero Street, #308  
San Francisco, CA 94103-3377

Gilbert Mendoza et. al.  
360 Guerrero Street, #310  
San Francisco, CA 94103-3378

Michael Perreault et. al.  
360 Guerrero Street, #312  
San Francisco, CA 94103-3378

Gregory Abrams et. al.  
360 Guerrero Street, #311  
San Francisco, CA 94103-3378

Dick Trahan et. al.  
737 Olokele Avenue, #1606  
Honolulu, HI 96816-1009

Occupant  
360 Guerrero Street, #309  
San Francisco, CA 94103

Raymond Poitras et. al.  
360 Guerrero Street, #307  
San Francisco, CA 94103-3377

William Shoup et. al.  
360 Guerrero Street, #320  
San Francisco, CA 94103-3379

Douglas Sailer et. al.  
360 Guerrero Street, #318  
San Francisco, CA 94103-3379

Craig Lewis et. al.  
360 Guerrero Street, #316  
San Francisco, CA 94103-3379

Scott Fike et. al.  
PO Box 850  
Daly City, CA 94017-0850

Occupant  
360 Guerrero Street, #314  
San Francisco, CA 94103

Mr. & Mrs. Cooper Chang  
360 Guerrero Street, #313  
San Francisco, CA 94103-3378

James Barnett et. al.  
360 Guerrero Street, #315  
San Francisco, CA 94103-3379

Mr. & Mrs. Robert Jancula  
360 Guerrero Street, #317  
San Francisco, CA 94103-3379

Mr. & Mrs. Herbert Rowan  
360 Guerrero Street, #319  
San Francisco, CA 94103-3379

John Santibanes et. al.  
360 Guerrero Street, #405  
San Francisco, CA 94103-3380

Bruce Rogers et. al.  
360 Guerrero Street, #403  
San Francisco, CA 94103-3371

John Weatherman et. al.  
360 Guerrero Street, #401  
San Francisco, CA 94103-3380

Craig Shear et. al.  
360 Guerrero Street, #402  
San Francisco, CA 94103-3380

Kevin Harper et. al.  
360 Guerrero Street, #404  
San Francisco, CA 94103-3380

James Hackett et. al.  
360 Guerrero Street, #406  
San Francisco, CA 94103-3380

Brian Andrews et. al.  
360 Guerrero Street, #408  
San Francisco, CA 94103-3381

Donald MacGregor et. al.  
360 Guerrero Street, #410  
San Francisco, CA 94103-3381

Mr. & Mrs. John Brown  
184 Ripley Street  
San Francisco, CA 94110-5227

Occupant  
360 Guerrero Street, #412  
San Francisco, CA 94103

Edward Martinez et. al.  
360 Guerrero Street, #411  
San Francisco, CA 94103-3381

Thomas Caruano et. al.  
360 Guerrero Street, #409  
San Francisco, CA 94103-3381

Raymond Bridges et. al.  
360 Guerrero Street, #407  
San Francisco, CA 94103-3381

Robert Sulewski et. al.  
360 Guerrero Street, #420  
San Francisco, CA 94103-3383

Jack Spielman et. al.  
360 Guerrero Street, #418  
San Francisco, CA 94103-3383

Robert Ewing et. al.  
360 Guerrero Street, #416  
San Francisco, CA 94103-3382

James Stoughton et. al.  
360 Guerrero Street, #414  
San Francisco, CA 94103-3382



John Spallone et. al.  
360 Guerrero Street, #413  
San Francisco, CA 94103-3371

Lame Family Revocable Trust  
PO Box 827  
Soquel, CA 95073-0827

Occupant  
360 Guerrero Street, #415  
San Francisco, CA 94103

Brenda Payton et. al.  
485 87th Street, #6  
Daly City, CA 94015-1761

Occupant  
360 Guerrero Street, #417  
San Francisco, CA 94103

Paul Read et. al.  
360 Guerrero Street, #419  
San Francisco, CA 94103-3383

Philip Dacunzio et. al.  
1839 15th Street, #161  
San Francisco, CA 94103-2275

Mr. & Mrs. Thomas Campanella  
1617 E Laura Avenue  
Visalia CA 93292-2007

Occupant  
1839 15th Street, #160  
San Francisco, CA 94103

MacKenzie Patterson, Inc.  
1640 School Street, #100  
Moraga, CA 94556-1123

Occupant  
1839 15th Street, #159  
San Francisco, CA 94103

Thomas Hernandez et. al.  
1839 15th Street, #158  
San Francisco, CA 94103-2275

Karl Zon et. al.  
1839 15th Street, #157  
San Francisco, CA 94103-2274

Karen Siegfriedt et. al.  
360 Guerrero Street, #105  
San Francisco, CA 94103-3372

William Campbell et. al.  
3118 Gloria Ter  
Lafayette, CA 94549-2010

Occupant  
272 Dolores Street  
San Francisco, CA 94103

Occupant  
274 Dolores Street  
San Francisco, CA 94103

Occupant  
276 Dolores Street  
San Francisco, CA 94103

Occupant  
278 Dolores Street  
San Francisco, CA 94103

Occupant  
280 Dolores Street  
San Francisco, CA 94103

Occupant  
282 Dolores Street  
San Francisco, CA 94103

Shar' ar Zahav  
220 Danvers Street  
San Francisco, CA 94114

Occupant  
290A Dolores Street  
San Francisco, CA 94103

Occupant  
290B Dolores Street  
San Francisco, CA 94103

#### MEDIA

Associated Press  
1390 Market Street, Suite 318  
San Francisco, CA 94102  
Attn: Bill Shiffman

Leland S. Meyerzone  
KPOO - FM  
P.O. Box 6149  
San Francisco, CA 94101

San Francisco Bay Guardian  
2700 - Nineteenth Street  
San Francisco, CA 94110  
Attn: Daniel Zoll, City Editor

San Francisco Business Times  
275 Battery Street, Suite 940  
San Francisco, CA 94111  
Attn: Real Estate Editor

San Francisco Chronicle  
925 Mission Street  
San Francisco, CA 94103  
Attn: City Desk

San Francisco Examiner  
P.O. Box 7260  
San Francisco, CA 94120  
Attn: Gerald Adams

City Editor  
San Francisco Independent  
1201 Evans Avenue  
San Francisco, CA 94124

The Sun Reporter  
1366 Turk Street  
San Francisco, CA 94115

Tenderloin Times  
146 Leavenworth Street  
San Francisco, CA 94102  
Attn: Rob Waters

## **IX. APPENDICES**

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APPENDIX A: Initial Study

APPENDIX B: Criteria for Listing on the National Register of Historic Places



## APPENDIX A: INITIAL STUDY

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### NOTICE THAT AN ENVIRONMENTAL IMPACT REPORT IS DETERMINED TO BE REQUIRED

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**Date of this Notice:** February 7, 1998

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**Lead Agency:** City and County of San Francisco, Planning Department  
1660 Mission Street, 5th Floor, San Francisco, CA 94103  
**Agency Contact Person:** Carol Roos **Telephone:** (415) 558-6389

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**Project Title:** 97.823E: 299 Dolores Street **Project Sponsor:** Holy Family Day Home  
**Contact Person:** Sister Ann Maureen  
Murphy

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**Project Address:** 299 Dolores, at 16<sup>th</sup> Street  
**Assessor's Block and Lot:** Block 3556, Lot 25  
**City and County:** San Francisco

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**Project Description:** The project would demolish a three-story building containing about 11,760 square feet on a large L-shaped lot with frontage on both Dolores and 16<sup>th</sup> Streets. A new, two-story, approximately 10,850-sq.-ft. building would be constructed on the same part of the site. The building to be demolished was designed by Willis Polk and Company, rated "2" on the San Francisco Planning Department 1976 Architectural Survey, and was determined to be eligible for listing on the National Register of Historic Places. The building was used for child care from around 1912, until the Loma Prieta earthquake in 1989. Child care activities were then transferred from this unreinforced masonry building to other buildings on site, including a 7,000-sq.-ft. building constructed in 1984, which would remain and continue to provide classrooms and other facilities for child care activities, and two, one-story, 960-sq.-ft. temporary buildings each containing one classroom, which would be removed after project construction. The 1911 building currently provides storage space for the Holy Family Day Home and occasional meeting space for adults. The new building would continue the child care use, adding about 50 children to the approximately 100 existing children, for a total of 150 children. The building would contain four classrooms and ancillary administrative offices. The project would result in two net new classrooms, a new computer lab, a new multi-purpose room, a new toy library, and a new conference room. The site served 150 children prior to 1989, and currently serves 100 children; the site's existing Conditional Use permitted 150 children. The new building would enable the site to service 150 children, with approval of an amendment to the existing Conditional Use authorization.

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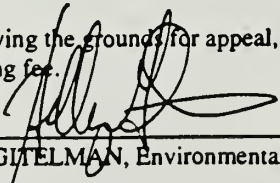
**THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED.** This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance), and the following reasons, as documented in the Initial Study for the project, which is attached.

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**Deadline for Filing an Appeal of this Determination to the City Planning Commission:**  
February 17, 1998.

An appeal requires:

- 1) a letter specifying the grounds for appeal, and;
- 2) a \$209.00 filing fee.

  
HILLARY E. GITEMAN, Environmental Review Officer

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ER5 6/85

299 DOLORES STREET  
INITIAL STUDY  
97.823E

I. PROJECT DESCRIPTION

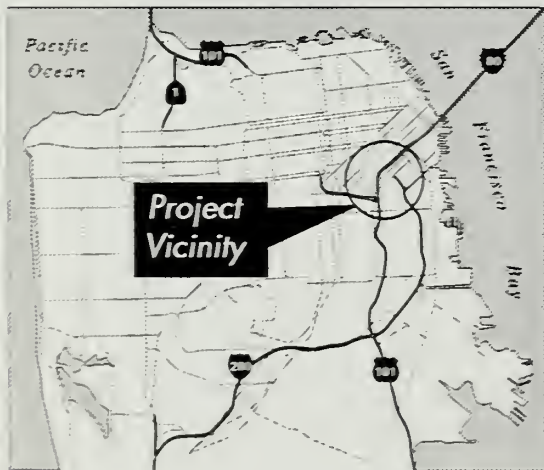
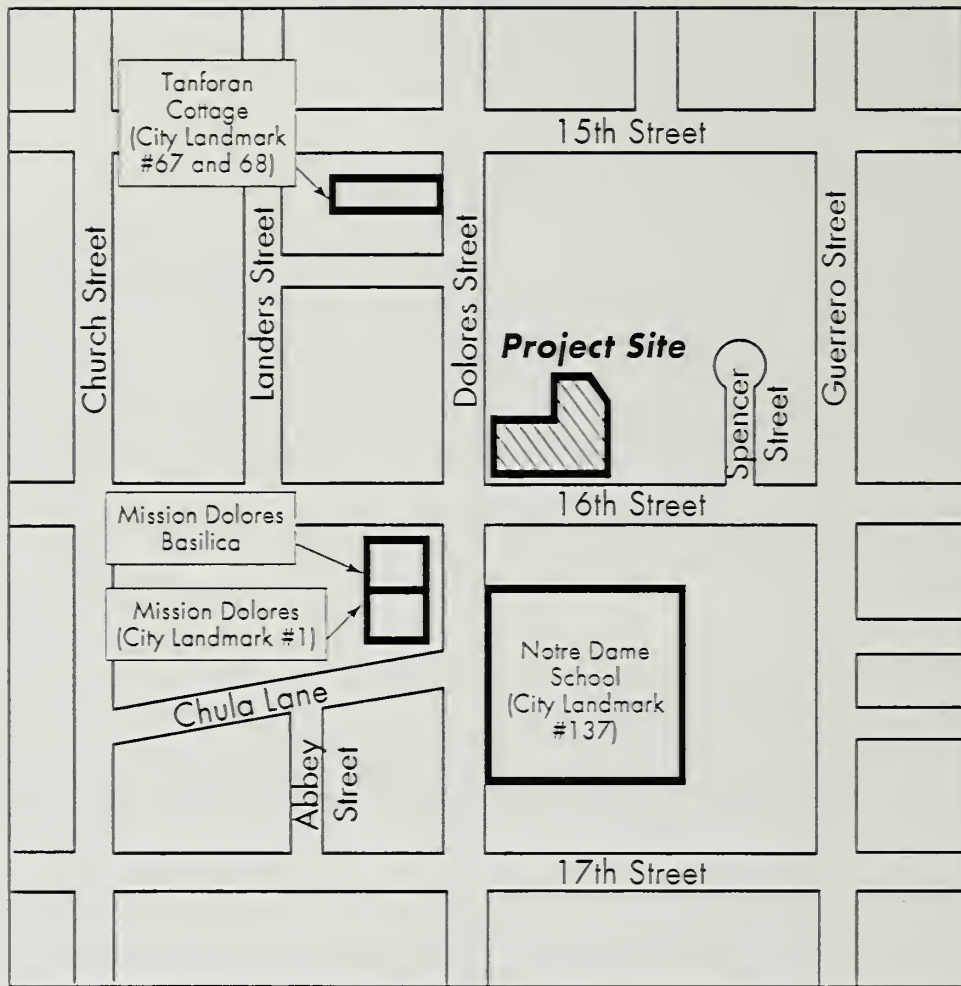
The project site is at 299 Dolores Street in San Francisco, on the northeast corner of Dolores and 16th Streets and diagonally across the intersection from Mission Dolores Basilica (see Figure 1). The approximately 27,936-square-foot site consists of Lot 25 of Assessor's Block 3556, and is occupied by one three-story structure (11,760 sq. ft.), one one-story structure (7,000 sq. ft.), and two one-story temporary buildings (960 sq. ft. each) for 20,680 sq. ft. of space altogether. The project would add the proposed new 10,850-sq.-ft. building and eliminate the 11,760-sq.-ft. building and 1,920 sq. ft. of temporary space resulting in a total of 17,850 sq. ft. of space at the project site. Thus, the project would result in a reduction of 2,830 sq. ft. of space at the project site.

The project would demolish the existing three-story building and remove the two one-story temporary buildings and construct a two-story, 30-foot-tall building containing classroom and ancillary office space (see Figures 2, 3, and 4). The new building would cover approximately 20 percent of the lot. The existing one off-street loading space would continue to be provided on the 16th Street side of the project site.

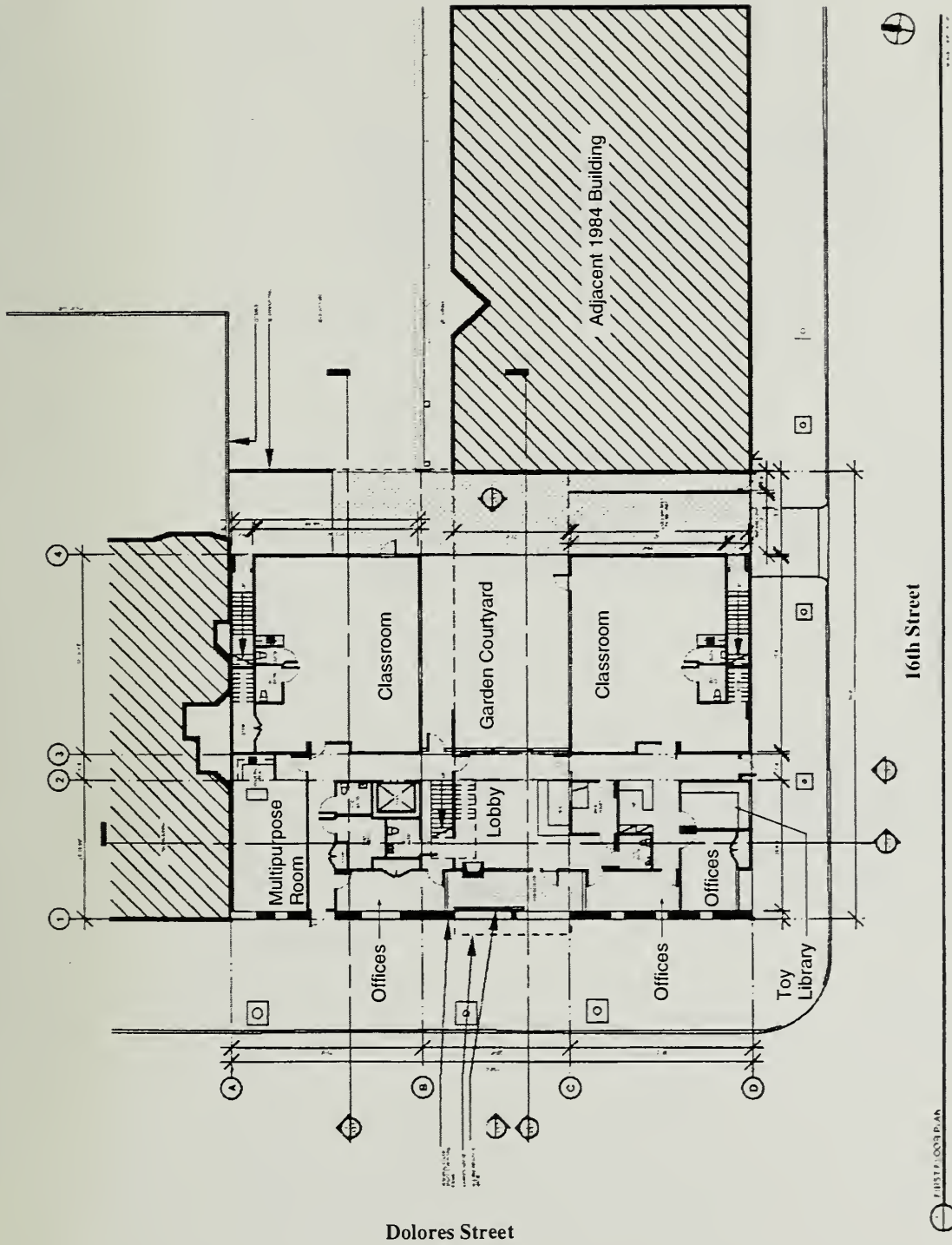
The existing three-story structure on the project site is constructed of unreinforced masonry (brick). Built in 1911 by Willis Polk and Company, the building is rated "2" on San Francisco's 1976 Architectural Survey and the State Office of Historic Preservation determined that the building is eligible for listing on the National Register of Historic Places in 1992.

The new building would be a steel-frame structure. Exterior materials would include a combination of wood siding and stucco. As currently proposed, the building would have a main entrance on Dolores Street.

Project construction would take about 11 months, including demolition of the existing structure and removal of the temporary buildings, with occupancy planned for August 1999. Construction cost, including demolition, is estimated at \$1.5 million (1997 dollars). The project architect is Mark Horton Architecture in association with William Hansell Designs



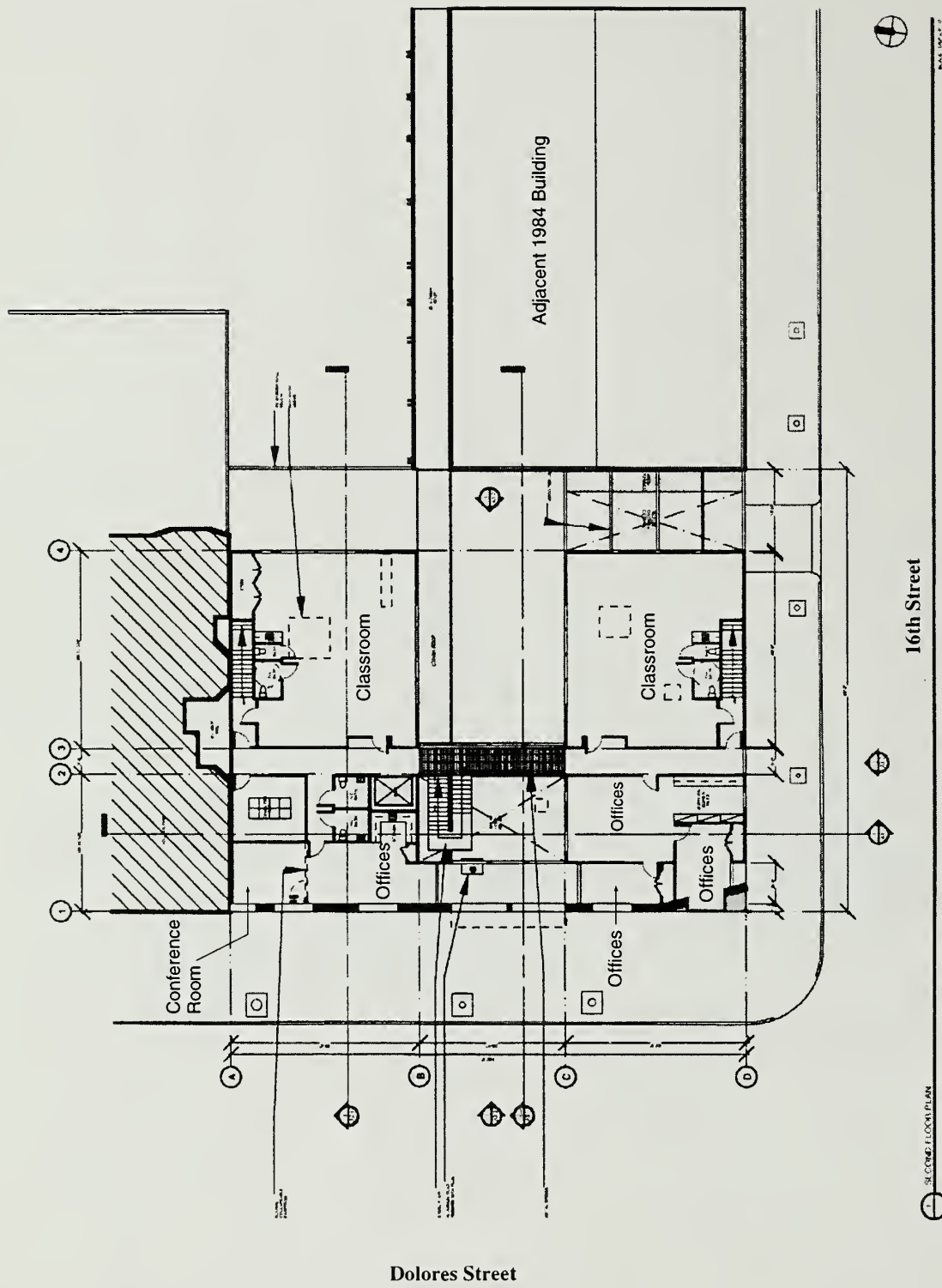




Case No. 97.823E; 299 Dolores Street

**Figure 3**  
Ground Floor Plan

SOURCE: William Hansell Designs



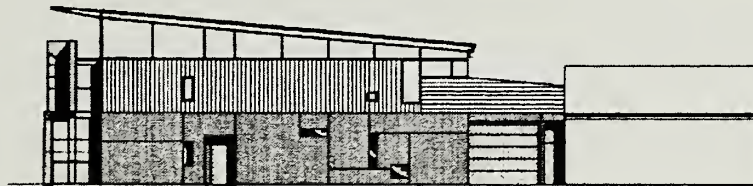
Case No. 97.823E: 299 Dolores Street

**Figure 4**  
Second Floor Plan

SOURCE: William Hansell Designs



○ COURTYARD ELEVATION



○ SIXTEENTH STREET ELEVATION



○ DOLORES STREET ELEVATION

SOURCE: William Hansell Designs

Case No. 97.823E: 299 Dolores Street ■

**Figure 5**  
Elevations



## II. SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS

### A. EFFECTS FOUND TO BE POTENTIALLY SIGNIFICANT

The 299 Dolores Street project is examined in this Initial Study to identify potential effects on the environment. Two project-specific effects, impacts on historic architectural resources and impacts on archaeological resources, have been determined to be potentially significant, and will be analyzed in an Environmental Impact Report (EIR).

### B. EFFECTS FOUND NOT TO BE SIGNIFICANT

The following potential impacts were determined either to be insignificant or to be mitigated through measures included in the project. These items are discussed in Section III below, and require no further environmental analysis in the EIR: land use, visual quality, population, transportation, noise, air quality, utilities/public services, biology, geology/topography, water, energy, and hazards.

III. ENVIRONMENTAL EVALUATION CHECKLIST AND DISCUSSION

A. COMPATIBILITY WITH EXISTING ZONING AND PLANS	<u>Discussed</u>	Not <u>Applicable</u>
1) Discuss any variances, special authorizations, or changes proposed to the City Planning Code or Zoning Map, if applicable.	<u>X</u>	<u>X</u>
* 2) Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable.	<u>X</u>	<u>X</u>

The *City Planning Code*, which incorporates by reference the City Zoning Maps, governs permitted uses, densities and configuration of buildings within San Francisco. Permits to construct new buildings or to alter or demolish existing ones may not be issued unless the proposed project conforms to the Code or an exception is granted pursuant to provisions of the Code. The proposed project would comply with the *City Planning Code* requirements concerning height and bulk in the RM-1 (Residential, Mixed – Low Density) District and the 40-X Height and Bulk District in which it is located. The project requires amendment of the existing Conditional Use authorization (Planning Code Section 303(c)). The existing Conditional Use authorization permits 150 children to be served in the existing 1911 building. The amendment would permit the project sponsor to serve 150 children in the proposed new building.

The *City Planning Code* describes the RM-1 District as being a mixture of dwelling types found in RH Districts with a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures (Section 206.2). The District has a “pattern of 25-foot to 35-foot building widths” and “structures rarely exceed 40 feet in height”. Nonresidential uses are often present that tend to provide for the needs of residents.

The project site is within a 40-X Height and Bulk District, which permits buildings up to 40 feet in height with no restrictions on bulk. The project would be within the height and bulk limits of the 40-X District.

Environmental plans and policies, like the Bay Area Air Quality Plan, directly address physical environmental issues and/or contain standards or targets that must be met in order to preserve or improve specific components of the City's physical environment. The proposed project would not obviously or substantially conflict with any such adopted environmental plan or policy.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

The San Francisco *General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The City Planning Commission would review the project in the context of applicable objectives and policies of the *General Plan*. The relationship of the proposed project to objectives and policies of the *General Plan* will be discussed in the EIR.

On November 4, 1986, the voters of San Francisco passed Proposition M, the Accountable Planning Initiative, which established eight Priority Policies. These policies are: preservation and enhancement of neighborhood-serving retail uses; protection of neighborhood character; preservation and enhancement of affordable housing; discouragement of commuter automobiles; protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; earthquake preparedness; landmark and historic building preservation; and protection of open space. Prior to issuing a permit for any project which requires an Initial Study under the *California Environmental Quality Act* (CEQA), or adopting any zoning ordinance or development agreement, the City is required to find that the proposed project or legislation is consistent with the Priority Policies. The case report for the amendment to the Conditional Use authorization and subsequent motion for the City Planning Commission will contain the analysis determining whether the project is in conformance with the Priority Policies.

## B. ENVIRONMENTAL EFFECTS

1) <u>Cultural</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study?	<u>X</u>	_____	_____
(b) Conflict with established recreational, educational, religious or scientific uses of the area?	_____	<u>X</u>	_____
(c) Conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the City Planning Code?	<u>X</u>	_____	_____

An archaeological investigation was prepared for a prior project at the project site.<sup>1</sup> According to the archaeological investigation, the project site could have archaeological resources from

<sup>1</sup> An archaeological resources report titled "Report of Archival Research to Identify Potential Cultural Resources at the Holy Family Day Home Project Parcel, 299 Dolores Street, San Francisco, California," was prepared by

\* Derived from State EIR Guidelines, Appendix G, normally significant effect.



several important periods in history. Earthmoving activities at the project site could result in the discovery or disturbance of these resources. Therefore, this topic will be discussed in detail in the EIR.

Regarding architectural and historic resources, the existing three-story building on the project site was designed by Willis Polk and Company in 1911 and was determined to be eligible for the National Register of Historic Places. Demolition of this structure is a potentially significant impact. Therefore, this topic will be discussed in detail in the EIR.

2) <u>Land Use</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Disrupt or divide the physical arrangement of an established community?	_____	<u>X</u>	<u>X</u>
* (b) Have any substantial impact upon the existing character of the vicinity?	_____	<u>X</u>	<u>X</u>

The 27,936-sq.-ft. project site currently is occupied by a three-story building formerly containing child care use, a one-story building containing child care activities, two portable buildings containing child care and office activities, and on-site open space. Land use in the project vicinity is primarily devoted to residential, religious, and commercial land uses. In the immediate site vicinity are two- and three-story multi-family residential buildings, several churches and a synagogue, and limited neighborhood commercial/retail uses.

The proposed project includes the demolition of the existing three-story building and the construction of a new two-story building to accommodate child care activities. The number of square feet in the new building (approximately 10,850 sq. ft.) would be slightly less than that of the existing building (11,760 sq. ft.). The project would result in the continuation of a use that has existed on this site since 1912 with an intensification of use associated with additional classrooms and facilities, as described above. This intensification would not be substantial. The project would not alter the general land use of the immediate area, which includes several multi-family residential buildings, religious establishments, and some limited commercial/retail. The project would not disrupt or divide the neighborhood. The new building would be constructed in the same location as the existing three-story building.

Since the project would not change the character of the area in terms of its land use, this topic requires no further study in the EIR. Although the potential effect on land use requires no further analysis for CEQA purposes, it will be discussed in the EIR, for informational purposes and context.

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Richard D. Ambro, Ph.D. of Holman and Associates, on November 4, 1991, and is on file at the Office of Environmental Review, San Francisco Planning Department, 1660 Mission Street, San Francisco.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

3) <u>Visual Quality.</u> Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Have a substantial, demonstrable negative aesthetic effect?	_____	<u>X</u>	<u>X</u>
(b) Substantially degrade or obstruct any scenic view or vista now observed from public areas?	_____	<u>X</u>	<u>X</u>
(c) Generate obtrusive light or glare substantially impacting other properties?	_____	<u>X</u>	<u>X</u>

The proposed project would result in a visual change, since it would demolish the existing three-story building at the northeast corner of Dolores and 16<sup>th</sup> Streets and replace it with a two-story building that is smaller in size and height, and different in style.

The existing three-story building on the project site is finished in white brick and is set back from both the Dolores Street and the 16<sup>th</sup> Street frontages (see Figure 5). Detailing includes arched windows on the second floor, pilasters (rectangular columns projecting from the walls) on the second floor, and medallions separating the second and third floors. The existing building is about 38 feet in height.

The proposed 30-foot-tall new building would be of comparable bulk to other buildings in the immediate vicinity; it would have longer street frontages than many buildings, and would be of comparable height to some and shorter than others. Because the new building would be similar in height and scale to other buildings in the vicinity, it could not have a substantial, demonstrable negative aesthetic affect. Although the site is visible from surrounding land uses, visual changes on the site would not substantially change or block any public scenic vista.

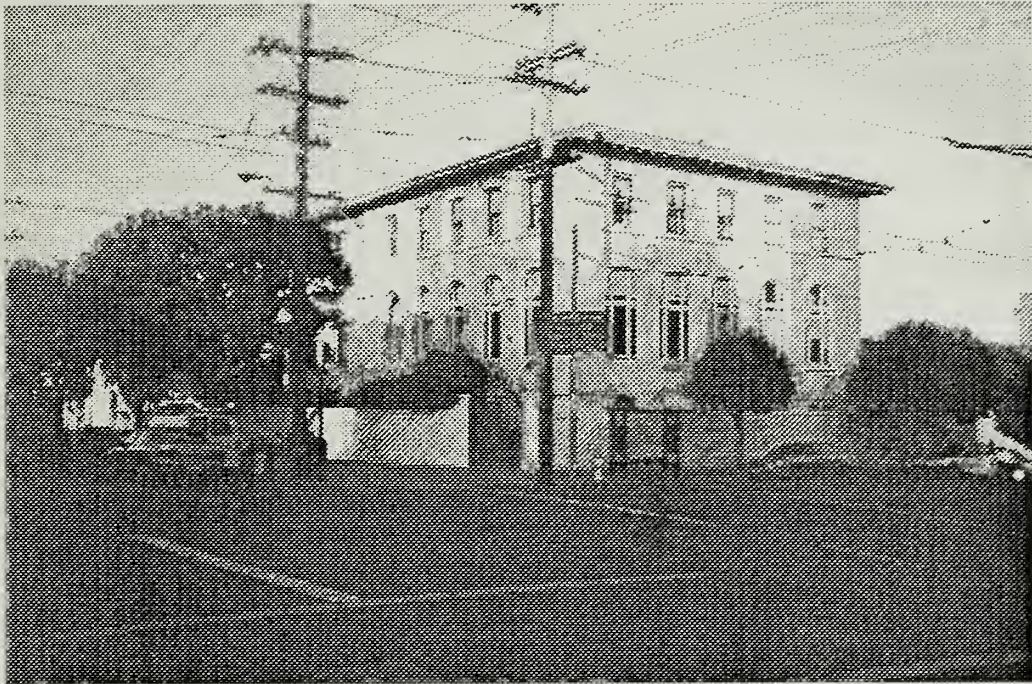
The project would comply with City Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass.

The EIR will discuss the appearance of the new building under the topic of architectural and historic resources. However, in view of the above, Visual Quality, including urban design and glare, does not require further study in the EIR.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.





View of the Existing Three-Story 1911 Building from the Southwest Corner of Dolores and 16th Streets.



View of the Existing One-Story 1984 and Three-Story 1911 Buildings from the Play Area in the Center of the Project Site.

SOURCE: Environmental Science Associates

Case No. 97.823E: 299 Dolores Street ■

## Figure 6 Photographs of the Project Site



4) <u>Population</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Induce substantial growth or concentration of population?	_____	<u>X</u>	<u>X</u>
* (b) Displace a large number of people (involving either housing or employment)?	_____	<u>X</u>	_____
(c) Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?	_____	<u>X</u>	<u>X</u>

The Holy Family Day Home currently employs about 25 persons at the project site. With an actual increase in the number of children from 100 to 150, the number of employees at the project site would increase slightly. Prior to 1989, the project site accommodated 150 children as permitted by the existing Conditional Use authorization for the 1911 building. Therefore, the number of persons at the project site is anticipated to be similar to that experienced prior to 1989. Any increase in employment would be minimal (compared to existing conditions) when considered in the context of employment in San Francisco. The project would not be expected to have a measurable effect on demand for housing in San Francisco or the Bay Area. Therefore, population and housing require no further analysis in the EIR.

5) <u>Transportation / Circulation</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	_____	<u>X</u>	<u>X</u>
(b) Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards?	_____	<u>X</u>	_____
(c) Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?	_____	<u>X</u>	<u>X</u>
(d) Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	_____	<u>X</u>	<u>X</u>

Traffic impacts associated with the project would not be significant relative to the existing capacity of the surrounding street system. Most of the trips associated with the project would be children being dropped off or picked up. Prior to the 1989 Loma Prieta earthquake, the Holy Family Day Home provided child care for 150 children. Therefore, the number of trips

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.



associated with the project would be similar to the traffic experienced prior to 1989. The change in area traffic as a result of the project would be undetectable to most drivers. The project's impact on area parking availability also would not be substantial.

Nearby transit lines in the area include MUNI line 22-Fillmore, which operates along 16<sup>th</sup> Street, and the J-Church MUNI light rail line, which operates on Church Street one block west of the project site. Bus stops exist on the northeast (along the project frontage) and southwest corner of the intersection of Dolores and 16<sup>th</sup> Streets. The increase in transit demand associated with the project would not noticeably affect transit service in the area.

The Transportation Element of the *General Plan* identifies 16<sup>th</sup> Street as a "Primary Transit Street." Policy 20.2 of the *General Plan* states "Reduce, relocate or prohibit automobile facility features on transit preferential streets, such as driveways and loading docks, to avoid conflicts and automobile congestion." The project would retain its driveway and off-street loading space on 16<sup>th</sup> Street. No new driveways or loading spaces are proposed as part of the project.

The demand for parking at the project site is primarily associated with short-term parking for parents dropping off or picking up children. The Holy Family Day Home has approval from the San Francisco Department of Parking and Traffic for a green curb space along Dolores Street for these short-term parking activities. This existing green curb space accommodates three or four vehicles. In addition, six spaces in the parking lot at the southeast corner of Dolores and 16<sup>th</sup> Streets also would continue to be available for short-term parking (maximum of 15 minutes) during morning drop-off and evening pick-up time. Drop-off and pick-up of children in these areas would not affect the bus stop and shelter on 16<sup>th</sup> Street. Therefore, the increase in parking demand attributable to the project would not substantially alter the existing parking conditions in the area.

Construction activities would involve truck trips to and from the site and could conflict with traffic, including transit, in the area. Given the generally free flowing traffic conditions in the site area during peak project times, traffic conflicts would be expected to be intermittent, of short duration, and temporary, confined to the 11-month construction period. However, the construction truck trips would not affect the bus stop and shelter on 16<sup>th</sup> Street because construction trucks would use either the existing driveway on 16<sup>th</sup> Street or the green curb space on Dolores Street to access the project site. Construction workers would arrive at the site either via private vehicles or public transit. The number of workers at the site would not be substantial and any construction-related changes to area parking and transit would be temporary and intermittent.

Transportation, including circulation, requires no additional analysis in the EIR.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

6) <u>Noise</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Increase substantially the ambient noise levels for adjoining areas?	_____	<u>X</u>	<u>X</u>
(b) Violate Title 24 Noise Insulation Standards, if applicable?	_____	<u>X</u>	<u>X</u>
(c) Be substantially impacted by existing noise levels?	_____	<u>X</u>	<u>X</u>

Ambient noise in the project vicinity is typical of noise levels in San Francisco, which are dominated by vehicular traffic, including trucks, cars, MUNI buses and emergency vehicles. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes, and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity.

Noise-sensitive land uses (i.e., multi-family residential units) exist north and east of the project site. In addition, several churches and a synagogue exist in the site vicinity. Demolition, earthmoving, and building construction would temporarily increase noise in the site vicinity. No pile driving would occur as part of construction activities. The construction period, including demolition and grading, would last approximately 11 months. Construction noise levels would fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and listener, and presence or absence of barriers. Construction activities would not occur on the weekends or evenings when most church and synagogue services occur.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 decibels at a distance of 100 feet from the source. Impact tools (jackhammers, pile drivers, impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by five decibels at the project property line, unless a special permit is authorized by the Director of Public Works.

The Environmental Protection Element of the *General Plan* contains guidelines for determining the compatibility of various land uses with different noise environments.<sup>2</sup> For typical day care uses (i.e., school classrooms), the guidelines recommend that new construction or development should generally be discouraged at noise levels starting at 65 dBA. The Environmental

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<sup>2</sup> San Francisco Department of City Planning, San Francisco Master Plan, Environmental Protection Element, p. I.6.17.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

Protection Element of the San Francisco *General Plan* indicated a day-night background noise level (Ldn) of 75 dBA on Dolores Fourth Street in 1974. Where background noise levels are found to be about 75 dBA, the guidelines recommend an analysis of noise reduction requirements and implementation of noise insulation features. Since the Holy Family Day Home already exists at the project site and since the new structure would comply with Title 24 of the California Code of Regulations (e.g., glazing for energy conservation would reduce interior noise), no substantial adverse change in the noise impact on the Holy Family Day Home would occur as a result of the project.

Regarding project operation, the Holy Family Day Home would continue to be subject to the San Francisco Noise Ordinance.

Construction-related noise, effects related to noise-sensitive receptors, and operational noise anticipated following construction of the project would not be considered significant for reasons stated above, and will not be analyzed in the EIR.

7) <u>Air Quality/Climate.</u> Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	_____	<u>X</u>	<u>X</u>
* (b) Expose sensitive receptors to substantial pollutant concentrations?	_____	<u>X</u>	<u>X</u>
(c) Permeate its vicinity with objectionable odors?	_____	<u>X</u>	_____
(d) Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?	_____	<u>X</u>	<u>X</u>

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. Those thresholds are based on the minimum size projects that the District considers capable of producing air quality problems. No specific threshold is provided for child care facilities; however, the number of square feet for this project (10,850 sq. ft.) is less than all half the threshold (25,000 sq. ft.) for any other type of project. Therefore, the project would not exceed the BAAQMD's standard and no significant operational air quality impacts would be generated by this project.

Demolition, grading and other ground-disturbing construction activities would temporarily affect local air quality for about 2 or 3 months, causing a temporary increase in particulate dust and other pollutants. Dust emission during demolition and excavation would increase particulate

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.



concentrations near the site. Dustfall can be expected at times on surfaces within 200 to 800 feet. Under high winds exceeding 12 miles per hour, localized effects including human discomfort might occur downwind from blowing dust. Construction dust is composed primarily of particularly large particles that settle out of the atmosphere more rapidly with increasing distance from the source and are easily filtered by human breathing passages. In general, construction dust would result in more of a nuisance than a health hazard in the vicinity of construction activities. About one-third of the dust generated by construction activities consists of smaller size particles in the range that can be inhaled by humans (*i.e.*, particles 10 microns or smaller in diameter, known as PM<sub>10</sub>). Although those particles are generally inert and more of a nuisance than a hazard for most people, persons with respiratory diseases immediately downwind of the site, children at the existing child care facility on the project site, as well as any unprotected sensitive electronics or communications equipment, could be sensitive to this dust. To minimize impacts, the project sponsor would require the contractor to wet down the construction site twice a day during construction to reduce particulates by at least 50 percent; would require covering soil, sand and other material; and would require street sweeping around demolition and construction sites at least once per day (see mitigation, p. 25).

Section 295 of the City Planning Code was adopted in response to Proposition K (passed in November 1984) in order to protect public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year around. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. The project would be less than 40 feet tall and would, therefore, not be subject to Section 295. It would cast limited shadow that would not be substantially greater than is cast by existing buildings or more than is usual in urban areas.

Potential air quality and shadow effects require no further analysis and will not be included in the EIR.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

8) <u>Utilities/Public Services.</u> Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Breach published national, state or local standards relating to solid waste or litter control?	_____	<u>X</u>	_____
* (b) Extend a sewer trunk line with capacity to serve new development?	_____	<u>X</u>	_____
(c) Substantially increase demand for schools, recreation or other public facilities?	_____	<u>X</u>	_____
(d) Require major expansion of power, water, or communications facilities?	_____	<u>X</u>	<u>X</u>

The proposed project would incrementally increase demand for and use of public services and utilities on the site and increase water consumption, but not in excess of amounts expected and provided for in the project area, and would not be expected to have any measurable impact on public services or utilities. This topic requires no further analysis and will not be included in the EIR.

9) <u>Biology.</u> Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Substantially affect a rare or endangered species of animal or plant or the habitat of the species?	_____	<u>X</u>	<u>X</u>
* (b) Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?	_____	<u>X</u>	_____
(c) Require removal of substantial numbers of mature, scenic trees?	_____	<u>X</u>	<u>X</u>

The project site is covered primarily by impervious surfaces, including the existing three-story building. A small landscaped area along the frontage of Dolores Street that includes one mature acacia tree would be removed during project construction. The project would not affect any threatened, rare or endangered plant life or habitat. The project would not interfere with any resident or migratory species. This topic will not be discussed in the EIR.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

10) <u>Geology/Topography</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction)?	_____	<u>  X  </u>	<u>  X  </u>
(b) Change substantially the topography or any unique geologic or physical features of the site?	_____	<u>  X  </u>	<u>  X  </u>

The site is level and is generally underlain by sand with varying amounts of clay and silt. Based on borings made at the site and in the site vicinity, approximately 2.5 feet of fill exists beneath the site, consisting of medium-stiff sandy clay, which could be fill. The sand is medium dense to clayey to a depth of about 10 feet. Below this depth the sand is generally dense to very dense. No groundwater was encountered during test borings; however, groundwater was encountered at depths of 22 to 29 feet below the ground surface in borings drilled in the site vicinity.<sup>3</sup> The site is not in an area susceptible to landslides.

The project site is located in an area subject to groundshaking from earthquakes along the San Andreas and Northern Hayward Faults, as shown on the maps of San Andreas and Northern Hayward Earthquake Shaking Intensity (Maps 2 and 3) of the San Francisco General Plan Community Safety Element; and from earthquakes along other faults in the San Francisco Bay Area.

The project site is located just outside a Seismic Hazards Study Zone (SHSZ) designated by the California Division of Mines and Geology (CDMG), as shown on the map of Seismic Hazards Study Zones – Areas of Liquefaction Potential (Map 4) of the San Francisco General Plan Community Safety Element. The CDMG defines a SHSZ as an area with the potential for liquefaction, and has set procedures for local review of proposals to develop in these areas.

After the 1989 Loma Prieta earthquake, the existing 1911 building proposed for demolition was initially green-tagged (no restriction on use or occupancy), October 25, 1989. On February 22, 1990, the building was reclassified from green to yellow (limited entry); occupancy was permitted under San Francisco's post-earthquake building evaluation guidelines.<sup>4</sup> Several assessments of the building were subsequently prepared.<sup>5</sup> The earlier assessments evaluated the

<sup>3</sup> Treadwell & Rollo, *Geotechnical Investigation, Holy Family Day Home, San Francisco, California*, 30 July 1997. The report is on file at the San Francisco Planning Department, 1660 Mission Street.

<sup>4</sup> L.L. Litchfield, P.E., Superintendent, BBI by Laurence M. Kornfield, Chief Building Inspector, letter, May 9, 1991.

<sup>5</sup> Geoffrey F. Barrett, Structural Engineer, Re: Sisters of the Holy Family, Three Story Unreinforced Brick Building, December 1, 1989 and letter March 21, 1990.

\* Derived from State EIR Guidelines, Appendix G, normally significant effect.



structure, and a later report contains a seismic evaluation and conceptual seismic upgrade.<sup>6</sup> The seismic evaluation and conceptual seismic upgrade report notes that the Holy Family Day Home is classified as a three-story unreinforced masonry building, which, during the 1989 earthquake, suffered some superficial damage to the exterior stucco finish applied to the outside face of the perimeter brick walls.

Because of the potential life safety hazard from response to a strong earthquake, San Francisco enacted the San Francisco Unreinforced Masonry Building ordinance. The 1911 building is subject to that ordinance, which requires owners of unreinforced masonry buildings that do not meet certain structural standards to cause the building to be retrofitted or demolished. The San Francisco Building Code also contains a rehabilitation requirement and procedure, in section 104(f), which can be triggered by substantial alterations to the building or changing the use or occupancy. In addition to local controls, the State Private Schools Seismic Safety Act of 1986, states that private schools must comply with 100% of the seismic regulations in the governing Building Code to ensure that children attending private schools be afforded life safety protection similar to that of children attending public schools. The State Historical Building Code may permit flexibility in achieving applicable standards in identified historic buildings.

The project sponsor has provided a geotechnical investigation report prepared by a California-licensed geotechnical engineer that is on file with the Department of City Planning and available for public review as part of the project file. The recommendations of the report for site grading, foundations slab-on-grade floors and seismic design include but are not limited to the use of engineered fill, use of spread footings bearing on the native sand, use of concrete slab-on-grade floors supported by engineered fill or recompacted existing sand, and design incorporating to the seismic provisions of the City's Building Code. The geotechnical report found the site suitable for development providing that the recommendations included in the report are incorporated into the design and construction of the proposed development. The project sponsor has agreed to follow the recommendations of the report in constructing the project.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, the DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed.

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<sup>6</sup> SOHA Engineers, Seismic Evaluation and Conceptual Seismic Upgrade Report, Holy Family Day Home, May 1997.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

While 50 more children would be on site compared to existing conditions, the proposed building would be constructed in accordance with the seismic safety standards of the Uniform Building Code and would be safer than the existing 1911 building for housing child care activities.

No further analysis of geology and seismicity is required in the EIR.

11) <u>Water</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Substantially degrade water quality, or contaminate a public water supply?	_____	<u>X</u>	_____
* (b) Substantially degrade or deplete ground-water resources, or interfere substantially with groundwater recharge?	_____	<u>X</u>	<u>X</u>
* (c) Cause substantial flooding, erosion or siltation?	_____	<u>X</u>	_____

The project site is mostly covered by impervious surfaces (consisting of the existing three-story building). The project would cover the same area with a two-story building and a paved courtyard. The project would not result in an increase in the area of impervious surface on the site and increase in surface runoff from the site would not occur. The general drainage pattern of the site would not be altered; site runoff would drain into the City's combined sanitary and storm sewer system.

Based on groundwater measurements conducted in the project site vicinity, groundwater at the site currently occurs at about 22 to 29 feet below the surface. Because only minor earthmoving and minor excavation for foundation footings would be included in the project, the project would not require any dewatering.

No further analysis of water resources is required in the EIR.

12) <u>Energy/Natural Resources</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	_____	<u>X</u>	<u>X</u>
(b) Have a substantial effect on the potential use, extraction, or depletion of a natural resource?	_____	<u>X</u>	_____

Building demolition would require consumption of an unknown amount of energy.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

The project would meet current state and local codes concerning energy consumption. It would not cause a wasteful use of energy. New buildings in San Francisco are required to conform to energy conservation standards specified by Title 24 of the California Code of Regulations. Documentation showing compliance with these standards is submitted with the application for the project's building permit. Title 24 standards are enforced by the Department of Building Inspection. This topic, energy consumption impacts, requires no further analysis and will not be discussed in the EIR.

13) <u>Hazards.</u> Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a) Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?	_____	<u>X</u>	<u>X</u>
* (b) Interfere with emergency response plans or emergency evacuation plans?	_____	<u>X</u>	_____
(c) Create a potentially substantial fire hazard?	_____	<u>X</u>	_____

Asbestos-containing materials have been found within the existing structure on the project site that is proposed to be demolished as part of the project.<sup>7</sup> Demolition of the existing building must comply with State law that requires, where there is asbestos-related work involving 100 square feet or more of asbestos-containing materials, that a contractor be certified and that certain procedures be followed.<sup>8</sup>

Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition. Notification includes the names, addresses and phone numbers of operations and persons responsible, including the contractor; description and location of the structure to be renovated/demolished including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD

<sup>7</sup> B.C.P. Construction, Inc., *Asbestos Abatement, Project Close-Out, Holy Family Day Home, San Francisco, California*, 19 July 1989. The report is on file at the San Francisco Planning Department, 1660 Mission Street.

<sup>8</sup> Assembly Bill 2040, Asbestos 1985, Added Section 24223 and Chapter 25 to Division 20 of the Health and Safety Code.

\* Derived from State EIR Guidelines, Appendix G, normally significant effect.



requirements; and the name and location of the waste disposal site to be used. The District randomly inspects removal operations. In addition, the District inspects any removal operations concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow State regulations contained in 8 CCR 1529 and 8 CCR 341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos-containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the properties where abatement would occur must have a Hazardous Waste Generator Number assigned by, and registered with, the California Department of Health Services in Sacramento. The contractor and the hauler of the material are required to file a Hazardous Waste Manifest that details the hauling of the material from the site and the disposal of the material. Pursuant to California law, the Department of Building Inspection would not issue the required permit until the applicant has complied with the notice requirements above.

These regulations and procedures, already established as part of the permit review process, would ensure that any potential impacts due to asbestos would be reduced to a level of insignificance.

Lead paint may be found in the existing building, constructed in 1911 and proposed for demolition as part of the project. Demolition must comply with Chapter 36 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Chapter 36 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 36 applies to buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces), where more than ten total square feet of lead-based paint would be disturbed or removed. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the HUD Guidelines (the most recent Guidelines for Evaluation and control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint-inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection, of the location of the project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures required by the San Francisco Building Code would ensure that potential impacts due to lead-based paint would be reduced to a level of insignificance.

An evacuation and emergency response plan would be developed by the project sponsor, in consultation with the Mayor's Office of Emergency Services, to insure coordination between the City's emergency planning activities and the project's plan to provide for building occupants in the event of an emergency. The project's plan would be reviewed by the Office of Emergency Services and implemented by the project sponsor before issuance of final building permits by the Department of Public Works.

All potential health and safety issues related to building contamination and soil contamination and remediation would be reduced to a level of insignificance by mitigation measures included in the project, or would be regulated by current laws and construction practices; these issues do not require further analysis and will not be discussed in the EIR.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

C.	OTHER	<u>Yes</u>	<u>No</u>	<u>Discussed</u>	
	Require approval and/or permits from City Departments other than Department of City Planning or Department of Building Inspection, or from Regional, State, or Federal Agencies?	<u>          </u>	<u>  X  </u>	<u>          </u>	
D.	MITIGATION MEASURES	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Discussed</u>
1)	Could the project have significant effects if mitigation measures are not included in the project?	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>  X  </u>
2)	Are all mitigation measures necessary to eliminate significant effects included in the project?	<u>          </u>	<u>  X  </u>	<u>          </u>	<u>  X  </u>

The following are mitigation measures related to topics determined to require no further analysis in the EIR. The EIR will contain a mitigation chapter describing these measures, which are proposed as part of the project, and also including other measures which would be, or could be, adopted to reduce potential adverse effects of the project identified in the EIR.

#### Construction Air Quality

- The project sponsor would require the contractor(s) to sprinkle demolition sites with water during demolition, earthmoving and construction activities; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during demolition and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose.

This mitigation also would reduce demolition impacts related to lead paint / lead dust.

#### E. ALTERNATIVES

Alternatives to the proposed project will be discussed in the EIR and will include the following:

- No Project: The site would remain in its existing condition, with the two permanent structures, two temporary structures, parking lot, and child care-related open space.
- Seismic Upgrade of the Existing Building: The existing building on the project site would be rehabilitated and seismically upgraded. The building would be used for child care activities, as with the proposed project.
- Seismic Upgrade and New Construction. The existing building on the project site would be rehabilitated and seismically upgraded. A single new structure would be built on a vacant portion of the project site adjacent to the existing buildings. The three buildings on the project site would be used for child care activities, as with the proposed project.

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\* Derived from State EIR Guidelines, Appendix G, normally significant effect.



F. MANDATORY FINDINGS OF SIGNIFICANCE      Yes      No      Discussed

- |  |   |  |   |
|--|---|--|---|
| <p>* 1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history?</p> <p>* 2) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?</p> <p>* 3) Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.)</p> <p>* 4) Would the project cause substantial adverse effects on human beings, either directly or indirectly?</p> | <p><u>X</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>_____</p> <p><u>X</u></p> <p><u>X</u></p> <p><u>X</u></p> <p><u>X</u></p> | <p><u>X</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> |
|--|---|--|---|

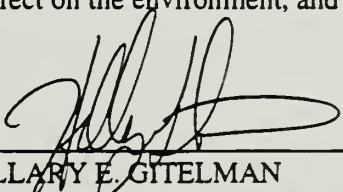
The project could affect archaeological resources and architectural resources. Effects on these resources will be discussed in the EIR.

G. ON THE BASIS OF THIS INITIAL STUDY

\_\_\_\_\_ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

\_\_\_\_\_ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers \_\_\_\_\_, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

X I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
 HILLARY E. GITEMAN  
 Environmental Review Officer  
 for

GERALD GREEN  
 Director of Planning

DATE: 2/6/98

\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

## APPENDIX B: CRITERIA FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES<sup>7</sup>

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### **CRITERION A**

*Properties may be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.*

To be considered for listing under Criterion A, a property must be associated with events important in prehistory or history. Criterion A recognizes properties associated with single events in American history like the founding of a town or with more general, repeated activities like the development of a port city's prominence in trade and commerce over several decades. The event or events must be important within the theme or pattern: settlement, in the case of the town, or development of a maritime economy in the port city. Finally, the particular property should be a good representative of the theme and of the specific event or events. To be a good representative it must have strong associations with the event or events and it must possess integrity. Any consideration of a property's eligibility under Criterion A must address both these points.

Deciding whether a property is significant for its associative values involves several steps. Several questions must be asked about a property once its historical background—when it was used or built and by whom—is known. Knowledge is needed about the themes or historical patterns with which the property is associated and whether those themes are important in prehistory or history. Then the property should be considered under Criterion A.

### **CRITERION B**

*Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.*

To be considered for listing under Criterion B, a property must be associated with a person whose activities were important within the context of a significant theme. Criterion B allows consideration of properties associated with individuals whose specific historic contributions to our society can be identified and documented. The criterion is also generally restricted to qualifying those properties that illustrate the individual's important achievements. This policy is

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<sup>7</sup> Criteria abstracted from the *Code of Federal Regulations*, Title 36, Part 60.

explained further in the discussion of birthplaces and graves in Part VI. Consideration of a property's eligibility under Criterion B must address both why the individual was important and how the particular property is a good representative of the individual's significant activities or contributions.

### **CRITERION C**

*Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individuals distinction.*

Embodying the distinctive characteristics of a type, period, or method of construction means illustrating the way in which a property was conceived, designed, or fabricated by a people of culture in past periods of history. Representing the work of a master refers to illustrating the technical and/or aesthetic achievements by a craftsman. Possessing high artistic values concerns the expression of aesthetic ideals of preferences and applies to aesthetic achievement. Resources that represents a significant and distinguishable entity whose components may lack individual distinction are districts. Districts are usually historic environments that convey a sense of time and place through the survival of many different kinds of features and the survival of the relationships among those features.

### **CRITERION D**

*Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.*

To be considered for listing under Criterion D, a property must have yielded or must have the potential to yield important information about some aspect of prehistory or history, including events, processes, institutions, design, construction, settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems. Criterion D allows consideration of both properties that have yielded important information and that have the capacity to yield additional information, and properties that have not yet yielded important information but are likely to do so. Any consideration of a property's eligibility under Criterion D must address (1) whether the property has information to contribute to our understanding of history or prehistory and (2) whether that information is important. The answers to these questions depend upon careful evaluation of the property within an appropriate context. (See Part III regarding context.)



Once enough is known about a property to evaluate it, the evaluation process should include the following sequence. The first step should be defining the significance of the property by identifying the particular aspect of history or prehistory to be addressed and why information on that topic is important. The statement of significance then defines the kinds of evidence or the data requirements that the property must contain to provide the significant information. These data requirements in turn indicate the kinds of integrity the property must possess. (See guidelines 6a, b, c and 7 and Part V on integrity.)

## **X. EIR AUTHORS; ORGANIZATIONS AND INDIVIDUALS CONSULTED**

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PLACE  
POSTAGE  
HERE

San Francisco Planning Department  
Office of Environmental Review  
1660 Mission Street, 5th Floor  
San Francisco, CA 94103

Attn: Carol Roos, EIR Coordinator  
97.823E – 299 Dolores Street

PLEASE CUT ALONG DOTTED LINE

RETURN REQUEST REQUIRED FOR FINAL  
ENVIRONMENTAL IMPACT REPORT

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REQUEST FOR FINAL ENVIRONMENTAL IMPACT REPORT

TO: San Francisco Planning Department,  
Office of Environmental Review

Please send me a copy of the Final EIR.

Signed: \_\_\_\_\_

Print Your Name and Address Below

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